WILDWOOD

CITY COUNCIL

COUNCIL CHAMBERS

MONDAY, JANUARY 23, 2017

7:30 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES – January 9, 2017 Work Session & Regular Agenda Minutes

Documents:

DRAFT JANUARY 9 CITY COUNCIL MEETING MINUTES.PDF

V. MAYOR APPOINTMENTS AND ANNOUNCEMENTS

A. P.Z. 6-16 Auburn Ridge – Reconsideration

Documents:

MAYOR MEMORANDUM P.Z. 6-16 AUBURN RIDGE RECONSIDERATION.PDF

B. Appointments To Charter Review Commission 2017 (Wards – All)

Larry Feuerstein, Ward One
Ed Marshall, Ward Two
Bob Plohr, Ward Three
Jack Clark, Ward Four
Roger Pierson, Ward Five
David, Sewell, Ward Six
Bob Morris, Ward Seven
Rob Meinert, Ward Eight

Documents:

APPOINTMENTS CHARTER REVIEW COMMISSION.PDF

C. Public Participation And Hearing Procedures

VI. PUBLIC PARTICIPATION

VII. LEGISLATION

A. UNFINISHED BUSINESS

1. BILL #2238

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A CONTRACT WITH THE ST. LOUIS COUNTY, MISSOURI DEPARTMENT OF TRANSPORTATION FOR THE MAINTENANCE OF A PEDESTRIAN CONNECTION (AN ASPHALT SIDEWALK) THAT WILL BE LOCATED WITHIN THE RIGHT-OF-WAY OF OLD STATE ROAD, A ST. LOUIS COUNTY ARTERIAL ROADWAY. Recommended by the Department of Planning and Parks (Second Reading) (Ward – Seven)
Direct Budgetary Impact: Estimated Annual Maintenance Cost of $100.00

Documents:

BILL 2238.PDF

B. NEW BUSINESS

1. BILL #2240

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH GERSHENSON CONSTRUCTION, INC., FOR CONSTRUCTION OF THE WOODS ROAD BRIDGE REPLACEMENT PROJECT, INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS. Recommended by the Administration/Public Works Committee (First Reading) (Wards – One and Six)
Direct Budgetary Impact: $116,336.40 Expense (20% City portion of $581,682.00 contract)

Documents:

BILL 2240.PDF

2. BILL #2241

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A BRIDGE WINGWALL AND GUARDRAIL LICENSE AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE CONSTRUCTION OF A BRIDGE WINGWALL AND GUARDRAIL ADJACENT TO ROUTE 109. Recommended by the Administration/Public Works Committee (First Reading) (Wards – One and Six)

Documents:

BILL 2241.PDF

3. BILL #2242

AN ORDINANCE AUTHORIZING A LOT SPLIT PLAT OF A 13.5 ACRE TRACT OF LAND, KNOWN AS THE STINNETT PARCEL [ST. LOUIS COUNTY LOCATOR NUMBER 24W440022], WHICH IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, MISSOURI; BEING MORE SPECIFICALLY SITUATED ON THE WEST SIDE OF BRIDLE TRAILS WEST, SOUTH OF MANCHESTER ROAD, FOR THE PURPOSES OF SUBDIVIDING IT INTO TWO (2) PARCELS OF GROUND, HEREAFTER TO BE KNOWN AS LOTS 1 AND 2 OF 'SOUTHRIDGE TRAIL.' Recommended by the Department of Planning and Parks (First Reading) (Ward – One)

Documents:

BILL 2242.PDF

VIII. RESOLUTIONS

A. RESOLUTION #2017-02

A RESOLUTION APPROVING A SYMBOL FOR PROMOTION OF ECONOMIC DEVELOPMENT INITIATIVES OF THE CITY OF WILDWOOD, MISSOURI. Recommended by the Economic Development Committee (Wards – All)
Direct Budgetary Impact: none

Documents:

RESOLUTION 2017-02 ADOPTION OF ECONOMIC DEVELOPMENT LOGO.PDF

B. RESOLUTION #2017-03

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONSULTANT/SERVICES AGREEMENT WITH GENERAL CODE, LLC FOR CODIFICATION SERVICES. Recommended by the Administration/Public Works Committee (Wards – All)
Direct Budgetary Impact: $14,700.00

Documents:

RESOLUTION 2017-03 AGREEMENT WITH GENERAL CODE FOR RECODIFICATION.PDF

C. RESOLUTION #2017-04

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH DONOHUE & ASSOCIATES, INC., TO COMPLETE AN UPDATE TO THE 2003 WILDWOOD TOWN CENTER SANITARY SEWER STUDY WITHIN THE CITY OF WILDWOOD. Recommended by the Administration/Public Works Committee (Ward – One)
Direct Budgetary Impact: $20,000.00

Documents:

RESOLUTION 2017-04 AGREEMENT WITH DONOHUE FOR TOWN CENTER SANITARY SEWER UPDATE.PDF

IX. OTHER

A. P.Z. 6-16 Auburn Ridge – Reconsideration

B. Receive & File: P.Z. 12-16 City Of Wildwood Planning And Zoning Commission, C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040

A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by either the addition of proposed requirements to Section 415.380 Miscellaneous Regulations or the inclusion of a new Section 415.600 Live Performance and Outdoor Entertainment Regulations, which would establish parameters to ensure consistency in the allowance of live performances and outdoor entertainment, as well as other sound that is projected outdoors through speakers, public address systems, and other such amplification equipment. (Wards – All)

Documents:

RECEIVE AND FILE P.Z. 12-16.PDF

C. Receive & File: P.Z. 12 And 13-15 The Villages Of Bright Leaf

Planning and Zoning Commission's action on the Site Development Plan (SDP) and related items. (Ward – Five)

Documents:

RECEIVE AND FILE P.Z. 12 AND 13-15 THE VILLAGE AT BRIGHT LEAF.PDF

D. Receive & File: P.Z. 15, 16 And 17-14 Bordeaux Estates At Wildwood – Plat Two

Planning and Zoning Commission's action on the Site Development Plan (SDP) and related items. (Ward – Eight)

Documents:

RECEIVE AND FILE P.Z. 15 16 AND 17-14 BORDEAUX ESTATES.PDF

E. Approval Of Expenditures (Wards – All)

Documents:

EXPENDITURES.PDF

X. ADJOURNMENT

WILDWOOD

CITY OF WILDWOOD

JANUARY 9, 2017 RECORD OF PROCEEDINGS

CITY OF WILDWOOD
MEETING OF CITY COUNCIL
WILDWOOD CITY HALL
16860 MAIN STREET
WILDWOOD, MO 63040

The meeting was called to order at 7:40 P.M.

A roll call was taken, with the following results:

Present at Roll Call:

Council Member Larry McGowen
Council Member Glen DeHart
Council Member Raymond Manton
Council Member Ed Marshall
Council Member Jim Baugus
Council Member Sue Cullinane
Council Member Katie Dodwell
Council Member Debra Smith McCutchen
Council Member David Bertolino
Council Member Greg Alexander
Council Member Greg Stine
Council Member Jeff Levitt
Council Member Larry Goodson
Council Member Joe Garritano

Absent:

Mayor Jim Bowlin
Council Member Marc Cox
Council Member Jerry Porter

A quorum was present

Also present:

Mr. Ryan Thomas, City Administrator
Mr. John Young, City Attorney
Mr. Joe Vujnich, Director of Planning and Parks
Mr. Rick Brown, Director of Public Works
Ms. Laura Rechtin, Deputy City Clerk

DRAFT

PLEDGE OF ALLEGIANCE

Mayor Pro Tempore McGowen led the Pledge of Allegiance.

MAYOR PRO TEMPORE ANNOUNCEMENTS

Mayor Pro Tempore Role

Mayor Pro Tempore McGowen read a brief statement regarding his role as Mayor Pro Tempore.

Public Participation and Hearing Procedures

Mayor Pro Tempore McGowen reviewed the guidelines for Public Participation and Public Hearing Procedures.

APPROVAL OF MINUTES

The minutes of the December 12, 2016 City Council meeting were submitted for approval. A motion was made by Council Member Marshall, seconded by Council Member Manton, to approve the minutes. A voice vote was taken with an affirmative result and the motion was declared passed (Alexander Abstained).

PUBLIC PARTICIPATION

Mr. Bill Hobbs, 564 Vintage Grove Court, spoke against allowing an extension to Payne Family Homes to complete work in Vintage Grove subdivision. Mr. Hobbs showed pictures of some of the issues identified in the subdivision.

Mr. Jerry Leeker, 559 Vintage Grove, spoke against allowing an extension to Payne Family Homes to complete work in Vintage Grove subdivision. Mr. Leeker provided the Council with a list of outstanding issues identified in Vintage Grove subdivision. Mr. Leeker asked the City County to table the issue of the extension to the next meeting and let them meet with Payne Family Homes and come up with an agreement.

Mr. Chris May, 577 Vintage Grove, spoke against allowing an extension to Payne Family Homes to complete work in Vintage Grove subdivision and asked the city to take it over.

Mr. Matt Elpers, 583 Vintage Grove Ct., spoke against allowing an extension to Payne Family Homes to complete work in Vintage Grove subdivision.

Mr. Brad Goss, Payne Family Homes, stated Tom Cummings was not available. Mr. Goss stated they have been working with the homeowners and stated they needed some time based on the time of year since they do have some landscaping work to do. Mr. Goss stated Payne Family Homes did receive a petition yesterday and it was being taken very seriously.

Mr. Daniel Topik, 1576 Englebrook Drive, spoke against the proposed new city logo and stated he felt a new city logo would not bring economic development to the city. Mr. Topik also asked for a status update regarding the next meeting with the EPA. Mr. Topik stated there is also a problem with too many deer and asked that the city place something on the website stating citizens should not feed the deer.

Ms. Barbara Ellebrecht, 18037 Babler Woods Rd., spoke against the proposed new city logo.

Mr. Larry Thompson, 3601 Hawks Point Rd., spoke against the proposed new city logo.

Ms. Jean Vedvig, 6709 Clayton Rd., spoke against the proposed new city logo. Ms. Vedvig thanked the City Council for separating the city logo from the economic development logo and allowing time to talk about it.

Ms. Marlene Thelemann, 1015 Wild Horse Valley Rd., spoke against the proposed new city logo.

Ms. Mary Beth Morff, 1707 Westridge Oaks, thanked the City Council for separating the logos. Ms. Morff asked if notice would be sent out regarding the next step. Ms. Morff stated the city should consider deferring the consultant agreement with Gerard Marketing.

Ms. Tammy Shea, Ward Three, spoke against the proposed new city logo. Ms. Shea stated she believed the logo was trademarked and changing it would be trademark infringement. Ms. Shea spoke about the Houseal Lavigne report and some of the statements made in the report.

Dr. John Gragnani, 1510 Scofield Valley, spoke against the proposed new city logo. Dr. Gragnani reviewed the history of the logo, its artist and its meaning.

Comments from citizens who did not wish to speak or were unable to speak at the meeting

Mr. Bill Kennedy, 48 Rockwood Forest Ridge, wrote he was unable to attend the Council meeting. Mr. Kennedy asked that his comments be entered into the record as an attachment to the minutes from the meeting. (see attachment following minutes)

PUBLIC HEARING(S)/HEARING(S)

P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). Proposed Use: A total of twenty-two (22) individual lots, with required public space areas. (Ward – Six)

Mayor Pro Tempore McGowen opened the public hearing. Deputy City Clerk Rechtin read the public hearing into the record.

Director of Planning and Parks Vujnich reviewed the request and the Planning and Parks Committee's recommendation regarding the request. Director of Planning and Parks Vujnich stated the Planning and Parks Committee was recommending the City Council support the application of the Planned Residential Development Overlay District (PRD) on this eighty-one (81) acre site for the reasons identified by the Planning and Zoning Commission in its Letter of Recommendation on this matter and authorize the preparation of the necessary legislation. Director of Planning and Parks Vujnich stated the reasons for support are identified in the report and include compliance to the Master Plan and the eight (8) standards of the Planned Residential Development Overlay District's (PRD) regulations. Director of Planning and Parks Vujnich stated the protestants' points on the Master Plan and standards were reviewed and addressed in the report to indicate that they are met by the current design and the development meets the expectations of the City's Master Plan and land use ordinances for this location on Ridge Road.

Discussion was held regarding the following: each lot will go through a second review to insure the minimal amount of land disturbance occurs; we keep seeing the same things in the public comments about demanding three acre lots, maintaining normal setbacks, and preserving the grand trees; I feel that if you want to preserve the grand trees, this is the way to do it; we looked at the surrounding properties to see if they were given variances for setbacks; there are some that received variances; all utilities are at the site or near the site; all are three acre lots; there is a tree preservation plan in place; it seems impractical that the best solution is to have a meeting for each lot; don't want to set a precedence that is not a practical solution.

Ms. Traci Pupillo, 120 S. Central Ave., gave a presentation opposing the approval of the Planned Residential Development Overlay District (PRD). Ms. Pupillo addressed the setbacks. Ms. Pupillo stated the city has no authority to approve a PRD if it does not meet the zoning or subdivision requirements. Ms. Pupillo reviewed the PRD requirements and stated the application did not meet the standards. Ms. Pupillo stated the proposal does not meet public space requirements. Ms. Pupillo asked the City Council to deny approval or at least at a minimum, change the setback requirements so you can have a development more consistent with the look of the surrounding homes.

Mr. Vince Prosperi, 1428 Bald Eagle Road, spoke against the proposed Auburn Ridge development and asked the Council to reconsider the plan, especially in relation to the setbacks.

Mr. Richard Schneider, 1511 Windwood Hills, asked why a PRD was needed and stated three acre sites could be developed without a PRD. Mr. Schneider stated something more suitable for the surrounding area should be considered.

Mr. Robert Arthur, 35 Rockwood Forest Ridge, stated there was no reason that this parcel could not be developed pursuant to the zoning regulations already in place.

Ms. Sarah Bracken, 1430 Bald Eagle Rd., spoke against the proposed Auburn Ridge development and asked the Council to uphold the Master Plan.

Mr. Ben Bracken, 1430 Bald Eagle, spoke against the proposed Auburn Ridge development and stated his main concern was the setbacks and the amount of variances that it would require. Mr. Bracken stated he was also concerned about the public space.

Ms. Cheri Tetvault, 1298 St. Paul Road, spoke against the Auburn Ridge development as proposed. Ms. Tetvault stated she was not against development, she would just like to see it developed according to the Master Plan.

Mr. Dale Lindhorst, 1407 Bald Eagle, spoke against the proposed Auburn Ridge development because it deviates from the Master Plan.

Mr. Jim Eisenbeis, 1473 Palisades Rd., spoke against the proposed Auburn Ridge development. Mr. Eisenbeis stated they wanted the developer to come up with a plan to convince the neighbors that this is going to be a good development.

Mr. Mike Doster, 16090 Swingley Ridge Road, stated he was the land use attorney on the development team. Mr. Doster stated the development concurs with the report and complies with the Master Plan. Mr. Doster stated the proposed plan is the result of much input and the conditions contain legal obligations that the petitioner will uphold. Mr. Doster asked the City Council to authorize the preparation of legislation.

Mr. Tom Eisenbeis, 16304 Meadowside Ridge, stated PRDs have become a cancer to Wildwood and asked why the developer can't build on the site according to the Master Plan.

Discussion was held regarding the following: when it comes down to it, there aren't going to be many options on where these houses can be placed on the lots; how long is the road in length; not all sites will be able to handle all

layout designs of homes; all dwellings are to be custom built so the footprint won't be known until a submittal is made to the city.

A motion was made by Council Member Baugus, seconded by Council Member Manton, to authorize the Department of Planning and Parks to prepare the necessary legislation supporting the Planning and Parks Committee's recommendation to approve the Planned Residential Development Overlay District (PRD).

A roll call vote was taken with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, and Dodwell
Nays – McCutchen, Bertolino, Alexander, Stine, Levitt, Goodson, and Garritano
Absent – Cox and Porter
Abstain – None
The vote ended in a tie. As mentioned in Mayor Pro Tempore McGowen's opening remarks, according to Robert's Rules, with the absence of the Mayor if a vote ends in a tie, that motion fails.
Motion Failed.

There being nothing further, Mayor Pro Tempore McGowen closed the public hearing.

A motion was made by Council Member Baugus, seconded by Council Member Alexander, to take a five minute break. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

A motion was made by Council Member Marshall, seconded by Council Member Manton, to extend the meeting past 10:00 p.m. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

UNFINISHED BUSINESS

BILL #2234 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CONSULTANT/SERVICES AGREEMENT WITH GERARD MARKETING GROUP FOR MARKETING AND PUBLIC RELATIONS SERVICES FOR THE CITY OF WILDWOOD.** ***Recommended by the Economic Development Committee*** **(Second Reading) (Wards – All) Direct Budgetary Impact: $80,530.00**

A motion was made by Council Member Dodwell, seconded by Council Member Cullinane, for the second reading of Bill #2234. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen and Alexander voted Nay). Bill #2234 was read for the second time by title only.

A roll call vote was taken for approval of the Bill #2234 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Bertolino, Stine, Levitt, Goodson, and Garritano
Nays – McCutchen and Alexander
Absent – Cox and Porter
Abstain – None
Whereupon Mayor Pro Tempore McGowen declared Bill #2234 approved and it became **ORDINANCE #2234**.

BILL #2236 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 390, TRAFFIC SCHEDULE VI, OF THE MUNICIPAL CODE OF THE CITY OF WILDWOOD, BY ADDING AN ALL-WAY STOP AT THE INTERSECTION OF POND-GROVER LOOP ROAD WITH HICKORY MANOR DRIVE AND PARADISE PEAK CIRCLE.** ***Recommend by the Board of Public Safety*** **(Second Reading) (Ward – Five) Direct Budgetary Impact: $600.00**

A motion was made by Council Member McCutchen, seconded by Council Member Bertolino, for the second reading of Bill #2236. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2236 was read for the second time by title only.

A roll call vote was taken for approval of the Bill #2236 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, McCutchen, Bertolino, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – Cox and Porter
Abstain – None
Whereupon Mayor Pro Tempore McGowen declared Bill #2236 approved and it became **ORDINANCE #2236**.

BILL #2237 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 390, TRAFFIC SCHEDULE XII, OF THE MUNICIPAL CODE OF THE CITY OF WILDWOOD, BY ADDING A REGULATION OF THE KINDS AND CLASSES OF TRAFFIC PERMITTED ON OLD FAIRWAY DRIVE. *Recommend by the Board of Public Safety* (Second Reading) (Wards – Seven and Eight) Direct Budgetary Impact: $400.00**

A motion was made by Council Member Levitt, seconded by Council Member Goodson, for the second reading of Bill #2237. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2237 was read for the second time by title only.

A roll call vote was taken for approval of the Bill #2237 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, McCutchen, Bertolino, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – Cox and Porter
Abstain – None
Whereupon Mayor Pro Tempore McGowen declared Bill #2237 approved and it became **ORDINANCE #2237**.

NEW BUSINESS

BILL #2238 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A CONTRACT WITH THE ST. LOUIS COUNTY, MISSOURI DEPARTMENT OF TRANSPORTATION FOR THE MAINTENANCE OF A PEDESTRIAN CONNECTION (AN ASPHALT SIDEWALK) THAT WILL BE LOCATED WITHIN THE RIGHT-OF-WAY OF OLD STATE ROAD, A ST. LOUIS COUNTY ARTERIAL ROADWAY. *Recommended by the Department of Planning and Parks* (First Reading) (Ward – Seven) Direct Budgetary Impact: Estimated Annual Maintenance Cost of $100.00**

A motion was made by Council Member Levitt, seconded by Council Member Stine, for the first reading of Bill #2238. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2238 was read for the first time by title only.

BILL #2239 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A NEW IDENTIFICATION LOGO FOR ALL FUTURE PUBLIC SIGNAGE AND OTHER MATERIALS OF THE CITY, AND APPROVING A**

SYMBOL FOR PROMOTION OF ECONOMIC DEVELOPMENT INITIATIVES OF THE CITY OF WILDWOOD, MISSOURI. ***Recommended by the Economic Development Committee*** **(First Reading)(Wards – All)**
Direct Budgetary Impact: No upfront cost (transition use, as new materials are ordered/developed)

A motion was made by Council Member Stine, seconded by Council Member Alexander, to remove Bill #2239 from the agenda indefinitely. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

RESOLUTION(S)

RESOLUTION 2017-01 A RESOLUTION AUTHORIZING A CONTRACT WITH NEIL HEWITT, A COUNTRY WESTERN ARTIST, FOR HIS UPCOMING PERFORMANCE, AS PART OF THE 2017 WILDWOOD CONCERT /MUSIC ON MAIN SERIES. (Wards – All)

A motion was made by Council Member Dodwell, for the adoption of Resolution #2017-01, which motion was seconded by Council Member Baugus. Resolution #2017-01 was read into the record. A voice vote was taken for the approval of Resolution #2017-01 with a unanimous affirmative result.

OTHER

Appeal Request: P.Z. 27, 28, and 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017 (Ward – Two)
A motion was made by Council Member Manton, seconded by Council Member Cullinane, to forward the appeal request to the Planning and Parks Committee for review and recommendation. A voice vote was taken with an affirmative result and the motion was declared passed (Baugus Abstained).

Receive and File: Fieser Report from Planning and Zoning Commission on Outdoor Game Court Action (Ward – Six)
Director of Planning and Parks Vujnich stated the Planning and Zoning Commission, by a vote of 8 to 0, at its December 19, 2016 meeting, granted the requested Conditional Use Permit (CUP).

Receive and File: Pond Athletic Association Report from Planning and Zoning Commission on Slatting and Lighting Amendment Requests to Existing Conditional Use Permit (CUP) (Ward – One)
Director of Planning and Parks Vujnich stated the Planning and Zoning Commission granted certain changes to the current amended permit to allow for the use of slatting, along with wind screen materials, for the purposes of sponsorship banner placements on the outfield fences of this facility. Director of Planning and Parks Vujnich stated the Planning and Zoning Commission remains concerned about the extent of light trespass on adjoining properties, but remains committed to finding a solution to this matter.

ADJOURNMENT
A motion was made by Council Member Garritano, seconded by Council Member Levitt, to adjourn. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. There being no further business; the meeting was adjourned at 10:33 p.m.

Approved this _____ day of _____, 2017.

_____
James R. Bowlin, Mayor

ATTEST:

_____

Deputy City Clerk

DRAFT

COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS

WILDWOOD CITY HALL
16860 Main Street
City of Wildwood, Missouri 63040

MONDAY, JANUARY 9, 2017
7:00 P.M.

Present	Absent
McGowen	Bowlin
DeHart	Cox
Marshall	Porter
Manton	
Baugus	
Cullinane	
Dodwell	
McCutchen	
Bertolino	
Alexander	
Stine	
Levitt	
Goodson	
Bertolino	

DRAFT

MAYOR PRO TEMPORE'S COMMENTS AND ANNOUNCEMENTS

Mayor Pro Tempore Role

Mayor Pro Tempore McGowen updated everyone on the requirements of his running the meeting as Mayor Pro Tempore and explained how the meeting may differ.

FOR INFORMATION

Rural Internet Access Committee Update (Wards – All)

Mayor Pro Tempore McGowen stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions. Director of Planning and Parks Vujnich stated that since writing the report, two of the three poles had been installed.

Economic Development Committee

Economic Development Manager's Report (Wards – All)

Mayor Pro Tempore McGowen stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Construction Project Update (Wards – All)

Update Report on Community Park – Phase 2 Project – Report #5 (Wards – All)

Mayor Pro Tempore McGowen stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

City Administrator Item

Vintage Grove Subdivision – Deposit Agreement Status Update (Ward – Seven)

Mayor Pro Tempore McGowen stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Discussion was held regarding the following: is the entry-way one of the items to be completed; yes; what kind of assurances can we get that this will be done; Payne Family Homes currently have another development and based on the subdivision regulations, we could hold development if we need to; does the extension require legislation; under the current agreement they are allowed a short extension; unless the Council feels otherwise.

FOR ACTION

Economic Development Committee

Reconsideration of Motion to Prepare Legislation for Approval of Logos (Wards – All)

A motion was made by Council Member Marshall, seconded by Council Member Levitt, to reconsider the motion to prepare legislation for the approval of logos. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The motion to prepare legislation for the approval of logos was reconsidered. A voice vote was taken on the original motion with a unanimous negative result. The motion failed.

Preparation of Resolution to Approve Logos (Wards – All)

A motion was made by Council Member Cullinane, seconded by Council Member Garritano, to authorize City Team Members to prepare a Resolution for the approval of the Economic Development logo only. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OTHER

ADJOURNMENT

A motion was made by Council Member Baugus, seconded by Council Member Dodwell, to adjourn Work Session. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. There being nothing further, Work Session was adjourned at 7:33 p.m.

DRAFT

Public Participation
Written Comment
Wildwood City Council Meeting – January 9, 2017
Regarding Proposal to Revise Wildwood's Historic City Logo

To: Wildwood City Council

From: Bill Kennedy
48 Rockwood Forest Ridge
Wildwood, MO 63025
314-520-7664
Wfkfm1@aol.com
Ward 6

Councilmembers,
My wife and I join those many Wildwood citizens who are opposed to the change/revisions in the City's logo.
You may or may not have seen or heard the uncountable amount of emails and phone calls which have been circulating since this ill-conceived proposal gained traction.
You may or may not be privy to the background from which the historic logo was created.
You may or may not be aware that a group of us met with Mayor Bowlin on December 15 to express our concerns.
I have a copy of the presentation of the so-called "consultant" you chose to hire. If the Council has based its actions on the presentation and statements of this "consultant", you have taken the wrong path. (I've been a consultant in one capacity or another since 1972, having managed 70 or more consultants for several years, peer reviewed the work of others, and repaired the work of other consultants on many occasions. To be sure, I don't have much good to say about the wok and methods of the marketing consultant you've selected.)
Background
The "consultant" apparently has issues with the logo's color, sketchiness, meaning of the graphics, abstract character, etc. The "consultant" has said the logo appears to be nothing more than clip art.
During the City's first year (a very historic period), the Council on which I served, with citizen input, decided to create a unique logo for the new City. A nationally (and internationally) recognized design firm was engaged to create a special logo, completely unlike those of other Cities which reflected the City and its vision. The project went to Kiku Obata of Obata Design, who worked closely with citizens including another nationally recognized artist, Maryanne Simmons. (Mrs. Simmons was also one of the most key "founders" and a former Council member.) The design is certainly not "clip art", and that characterization is an insult to the artist who created it and a kick in the stomach to those of us on the original Council who authorized the effort. Obata was paid substantial money for that logo, and it does in fact mean something. The use of three symbols is significant. Each of the graphics does in fact carry deep meaning. If someone, including the so-called "consultant", had bothered to ask, I for one could have conveyed this message and the meaning.

Ownership

We are pursuing with Kiku Obata whether there are legal implications with the City defacing his work product, which in fact, is a work of art. The City Council originally authorized and funded it as such.

One way or the other, the logo and its meaning and the City's identity belong to 38,000 residents, not the 16 elected and appointed officials who temporarily occupy a seat. We believe that your taking it upon yourselves to change that identity based on the suggestion of the so-called "consultant" is a step beyond your proper position as representatives of citizens and certainly has not been vetted properly with the citizenry in each ward.

What people are feeling and saying!

Others can tell you what they think and I assume some may tonight and in coming days, but here is some of what I have seen and heard from concerned and angry citizens.

From Judy Sahm (integral member of the Committee for Incorporation, first City Treasurer, lifelong resident, Ward 1) to me on 1/8/17:

"I am just furious about this proposal. There is nothing wrong with that logo. They don't know the history. I wish I was physically able to come to a meeting and tell them that myself."

From David Sewell (recent Council member, Ward 6, proponent of some measure of refocus on our businesses while serving on Council) in a 1/5/17 email to me:

"….the Economic Development Committee has gone totally off course and is lost in the paperclips…" "we don't' need a new logo, it won't drive business."

From Pat Kozlowski (Ward 1 resident, key member of incorporation effort, member of original Charter Commission, longtime supporter of the City, and of course, the wife of the person I call the "most influential person in the incorporation effort" who was the primary author of the Plan of Intent which basically presented the model and vision of the City) to me on various recent occasions:

"There is no need for this. It's just stupid and a waste of money and time. I'm just sick about it."

From Patricia and Ed Thibeault (Ward 1, long time Council member, Planning and Zoning Commission member, member Town Center Advisory Panel) in 12/15/16 call to me:

"This is just crazy. What's wrong with those people? That's an insult to all of us."

From Dr. Nancy Kennedy (Ward 6, behind the scenes "founder", very astute person) to me yesterday:

"Whose idea is this? Is that all they have to worry about? Just leave it be." Etc., etc., etc.

From my daughter, Kimberly (still a Ward 6 resident, MBA - University of Michigan, working in the field of brand marketing, former consultant to the EPA, World Bank, and other government entities in DC, friend of the Obata family and classmate of Max Obata as students together at Chesterfield Day School, John Burroughs, Middlebury College, and the University of Michigan) on 1/20/16:

"Revising a well-known or longstanding logo is a big decision and should not be taken lightly. There has to be a proven reason and a carefully evaluated outcome or objective. Knowing Wildwood and after reviewing the consultant's slide presentation and the other consultant's marketing analysis, I don't see it. It's not justified. It's being done on a whim."

Now from Maryanne Simmons (former Ward 3 resident, Councilmember, "founder", etc.) who participated in creation of the original logo in her 12/23/16 email:
"I don't know what this is about, but assume (they) are changing the City Logo. The City originally engaged Kiku Obata's design firm to design the logo. This was expensive." "Clip art? If the person referred to this logo as clip art, I assume this is the same person/mental midget who ……" (Rest not pertinent.)

Historic Element?

The current logo is a unique item created during the formation of the City. I argue that at some point that logo becomes historic. As immediate past Chair of the Historic Preservation Commission, I believe it is already. If I was still on the Commission, I would fight for presenting the "consultant's" proposal for review by that body before Council action, and I would push for a public hearing. But I don't think it ever should have gained traction to begin with.

You will hear from others and probably have already. You should be able to tell that changing the logo does not sit well with many. You should be able to tell that deliberating this proposal in small committee meetings and without input from a broad representation of the citizens is not the best course of action.

I have much more to say on this topic and the overall economic development effort and look forward to sharing that in the next Ward 6 public meeting, whenever that may be.

On behalf of those quoted above and those who many citizens who are unaware of your plans and the suggestions of the so-called "consultant", **I ask that you vote down the proposed logo change and retain the historic logo as the City of Wildwood's official logo going forward**. No – I beg you to take that action!

Respectfully,

Bill Kennedy

President
wfk consulting, llc
Wildwood, MO | 314-520-7664 mobile | wfkfm1@aol.com

WILDWOOD®

M E M O R A N D U M

TO: Council Members

FROM: Jim Bowlin, Mayor

DATE: January 20, 2017

RE: P.Z. 6-16 Auburn Ridge - Reconsideration

DIST: Ryan Thomas
John Young
Joe Vujnich
Laura Rechtin

At its January 9, 2017 meeting, the Council did not approve of moving forward with this development. Subsequent to that decision, I was approached by various Council Members and citizens relative to whether our residents and the developer could find "common ground."

The timing of these discussions is important because, once the Council's decision is final, the matter may not be considered again for at least one year. Further, any reconsideration of the decision by the Council must occur no later than the January 23, 2017 meeting; if it does not occur at that time, the decision reached at its January 9, 2017 meeting may not thereafter be reconsidered.

Given the inquiries to me following the last Council meeting, and the effect of the denial (i.e. leaving no option open for further modification to accommodate residents' concerns for at least a year), I included this item on the Agenda for the Council's January 23, 2017 meeting to preserve the option of reconsideration for the Council.

If the Council elects to reconsider the matter, then one option would be to postpone consideration of the decision on the protest until after a certain period of time (i.e. 30 days), to allow time for our residents and the developer to meet and discuss whether the residents' concerns can be accommodated.

Please note, the sole purpose for including this item on the Agenda is to allow for the possibility of resolving our residents' concerns, and is not intended to (and does not) express any support for the development as presented.

Please let me know if you have any questions.

WILDWOOD®

M E M O R A N D U M

TO: Council Members

FROM: Jim Bowlin, Mayor

DATE: January 17, 2017

RE: Appointments – Charter Review Commission – All Wards

DIST: Ryan Thomas
John Young
Laura Rechtin

BACKGROUND

Article XII, Section 12.4 of the City's *Charter* provides that a Charter Review Commission shall be appointed not less than every 10 years by the Mayor, with the advice and consent of the Council, to consider whether any amendments to the Charter are proper.

This provision further provides there shall be a representative from each Ward, and that up to two may be elected officials. For many reasons, I have opted to appoint only non-elected officials.

As a result of the 2017 candidate filings, Mr. Don Bartoni (who I had previously included as the Ward 2 appointee) will likely be the next Ward 2 Council Member as he is running unopposed. He has therefore been removed from this list. I recommend Ed Marshall as the Ward 2 representative, given his extensive City experience and that the Commission will not fully engage in decision making until after the April 2017 election (at which time Ed will no longer be an elected official).

Each of the recommended appointees set forth below has been discussed with the respective Council Members for the Ward, and all Council Members are in agreement with the proposed slate of members from their Wards.

RECOMMENDATION

I recommend the following appointments to the Charter Review Commission be approved at our January 23, 2017 Council meeting:

Larry Feuerstein	Ward 1
Ed Marshall	Ward 2
Bob Plohr	Ward 3
Jack Clark	Ward 4
Roger Pierson	Ward 5
David Sewell	Ward 6
Bob Morris	Ward 7
Rob Meinert	Ward 8

Please let me know if you have any questions, or if you would like to discuss this.

Print

Apply to Serve on Boards and Commissions - Submission #4310

Date Submitted: 12/12/2016

Name:*

Larry R. Feuerstein

Address:*

18019 Pine Canyon Court

City, state, and zip code:*

Wildwood,MO 63005

Phone number:*

314-604-6655

Work phone number:

Email address:*

LRF6725@aol.com

Ward:*

One

Occupation:*

Retired Business Executive

Education:*

MS-Management, Rensselaer Polytechnic Institute(RPI);BS-Business Administration, Syracuse University

Volunteer experience:*

City of Wildwood Master Plan Advisory Committee; Consultant on Source Selection, City of Wildwood Rural Internet Access Committee; Pine Creek Subdivision Trustee; Board Director, Norwich(CT) Area Chamber of Commerce; President, Arrowhead(CT) Homeowners' Association

Select the board or commission you are applying for:*

- ○ Architectural Review Board
- ○ Board of Adjustment
- ○ Board of Ethics
- ○ Historic Preservation Committee
- ○ Planning and Zoning Commission
- ◉ Other

Board of Public Safety

If the board or commission you want is not listed, please tell us what you are interested in apply for:

City Charter Review Commission

List any questions or comments you may have:

Nominating city official:

Larry McGowen,Glen DeHart

Print

Apply to Serve on Boards and Commissions - Submission #4395

Date Submitted: 1/18/2017

Name:*

Ed Marshall

Address:*

2409 Powders Mill Drive

City, state, and zip code:*

Wildwood

Phone number:*

636.394.0659

Work phone number:

314.498.0655

Email address:*

Elmwildwood@charter.net

Ward:*

2

Occupation:*

Practice Leader Global Mobility

Education:*

BS Accounting

Volunteer experience:*

16 years city council & former Mayor

Select the board or commission you are applying for:*

- ○ Architectural Review Board
- ○ Board of Adjustment
- ○ Board of Ethics
- ○ Board of Public Safety
- ○ Historic Preservation Committee
- ○ Planning and Zoning Commission
- ◉ Other

If the board or commission you want is not listed, please tell us what you are interested in apply for:

List any questions or comments you may have:

Participated in the last Charter Review

Nominating city official:

Mayor Bowlin

Print

Apply to Serve on Boards and Commissions - Submission #4196

Date Submitted: 10/20/2016

Name:*

Bob Plohr

Address:*

17883 Westhampton Wds. Dr.

City, state, and zip code:*

Wildwood, MO 63005

Phone number:*

636-448-6565

Work phone number:

Email address:*

bob.plohr@gmail.com

Ward:*

3

Occupation:*

Retired

Education:*

Two years college

Volunteer experience:*

Youth athletic programs

Select the board or commission you are applying for:*

- ○ Architectural Review Board
- ○ Board of Adjustment
- ○ Board of Ethics
- ○ Historic Preservation Committee
- ○ Planning and Zoning Commission
- ● Other

Board of Public Safety

If the board or commission you want is not listed, please tell us what you are interested in apply for:

Charter review committee

List any questions or comments you may have:

Nominating city official:

Jim Baugus & Sue Cullinane

Summary

Tracking ID	45166	**Submitted On**	12/05/2011
Date	12/05/2011	**Submitted By**	<jackclark41@yahoo.com>
Status	OPEN	**Time Open**	0 days, 0 hours, and 59 minutes
Action	Submitted	**Last Update**	0 days, 0 hours, and 59 minutes
Notes	User submitted information.	**IP Address**	76.224.216.128
		Referrer	https://www.cityofwildwood.com/
Contact	User, Default		
Quoted Service Norm	We appreciate your community spirit and look forward to involving you in City government. If you have any questions or comments, please contact us at 636-458-0440 x113.		

Submitted Data

Name	Jack Clark
Address	1726 Big Horn Basin Dr.
City	Wildwood
State	MO
ZIP Code	63011
Home Phone Number	636-458-9307
Work Telephone Number	
Email	jackclark41@yahoo.com
Ward	4
Occupation	Retired
Education	BS Washington Univ.
Volunteer Experience	Comm. for Parks Comm. for City Hall Photos for city calendar
Board or Commission	"Other"
Comments	Vacent seat on the City Council
Nominating City Official	Kate Dodwell

RECEIVED
DEC - 5 2011
City of Wildwood

Print

Apply to Serve on Boards and Commissions - Submission #4312

Date Submitted: 12/12/2016

Name:*

Roger Pierson

Address:*

16587 Birch Forest Drive

City, state, and zip code:*

Wildwood

Phone number:*

6362735238

Work phone number:

6362739635

Email address:*

rogerwpierson@hotmail.com

Ward:*

5

Occupation:*

Network Consultant

Education:*

B.S. Electricity and Electronics Technology

Volunteer experience:*

Kirk of the hills Presbyterian Church, Grace Womens Shelter

Select the board or commission you are applying for:*

- ○ Architectural Review Board
- ○ Board of Adjustment
- ○ Board of Ethics
- ○ Historic Preservation Committee
- ○ Planning and Zoning Commission
- ● Other

Board of Public Safety

If the board or commission you want is not listed, please tell us what you are interested in apply for:

Charter Review

List any questions or comments you may have:

Nominating city official:

Debra McCutchen

Print

Apply to Serve on Boards and Commissions - Submission #4308

Date Submitted: 12/12/2016

Name:*

David M. Sewell

Address:*

4610 Chateau Lane

City, state, and zip code:*

Wildwood, MO 63069

Phone number:*

314-707-6489

Work phone number:

Email address:*

davidsewell@level5group.com

Ward:*

6

Occupation:*

Retired IT Executive

Education:*

B.A. Psychology - Auburn University
B.S. Computer Science - Nova Southeastern University
MBA - Nova Southeastern University

Volunteer experience:*

- Ward 6 Council Member for 7 3/4 years
- RIAC Committee Member
- St. John's Hospital Institutional Review Board

Select the board or commission you are applying for:*

- ○ Architectural Review Board
- ○ Board of Adjustment
- ○ Board of Ethics
- ○ Historic Preservation Committee
- ○ Planning and Zoning Commission
- ● Other

Board of Public Safety

If the board or commission you want is not listed, please tell us what you are interested in apply for:

Charter Review Commission

List any questions or comments you may have:

Nominating city official:

Jim Bowlin

WILDWOOD

Citizen Boards and Commissions Volunteer Form

First Name:	MORRIS		Last Name:	BOB	
Address:	104 SAIL PORT CT				
City:	WILDWOOD	State:	MO	Zip Code:	63040
Home Phone:	636 458 4267		Work Phone:		
E-Mail:					
Number of years in residence in Wildwood:			12 YRS		

Employer:	RETIRED				
Occupation:					
Employer Address:					
City:		State:		Zip Code:	
How long have you been employed there?					

Education	12 YRS
Professional Background, Specialties, Training, Ability	
Volunteer Experience	

Are you interested in an appointment to any particular board or commission? If so, which one(s) and why:

Board of Adjustment alternate

If nominated by a City Official, please indicate Official's name and ward:

Official's Name:		Ward:	

Please list two Wildwood residents who are familiar with your experiences and abilities:

Joe Vujnich
Ed Marshall

appt to Brd of Adj Oct 2010

Appt Oct. 2007 3yr alternate term

RECEIVED
CITY CLERK'S OFFICE
DATE 10/19/10 TIME 4:00
SIGNED

Rev. 7-31-2002

Print

Apply to Serve on Boards and Commissions - Submission #3309

Date Submitted: 3/23/2016

Name:*

Robert Meinert

Address:*

16540 Hunters Crossing

City, state, and zip code:*

Wildwood, MO 63040

Phone number:*

314-852-1099

Work phone number:

Email address:*

robmeinert@yahoo.com

Ward:*

8

Occupation:*

Accounting

Education:*

Masters of Accountancy

Volunteer experience:*

Cub Scouts Assistant Pack Master, Cub Scout Den Leader, Girl Scouts Troop Leader, Girl Scouts Troop Organizer, Pond Elementary PTO, United Manchester Methodist Church (Sunday School, Genealogy Classes), Pond Athletic Association Coach, Masonic community service

Select the board or commission you are applying for:*

- ○ Architectural Review Board
- ○ Board of Adjustment
- ○ Board of Ethics
- ○ Historic Preservation Committee
- ○ Planning and Zoning Commission
- ◉ Other

Board of Public Safety

If the board or commission you want is not listed, please tell us what you are interested in apply for:

List any questions or comments you may have:

Nominating city official:

Joe Garritano

BILL NO.: 2238 **ORDINANCE NO.: 2238**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A CONTRACT WITH THE ST. LOUIS COUNTY, MISSOURI DEPARTMENT OF TRANSPORTATION FOR THE MAINTENANCE OF A PEDESTRIAN CONNECTION (AN ASPHALT SIDEWALK) THAT WILL BE LOCATED WITHIN THE RIGHT-OF-WAY OF OLD STATE ROAD, A ST. LOUIS COUNTY ARTERIAL ROADWAY. (Ward – Seven)

WHEREAS, the City of Wildwood initiated a project to provide a pedestrian connection from Harbour Pointe Drive, in the Landings at Lake Chesterfield Subdivision, to Ridge Road, and then south on the same to the Rock Hollow Trail, since none exists at this time, despite significant residential development in the vicinity; and

WHEREAS, certain improvements constructed within St. Louis County, Missouri's right-of-way shall require maintenance by the City of Wildwood, Missouri; and

WHEREAS, St. Louis County, Missouri is requesting the City of Wildwood, Missouri to enter into a Contract to address the maintenance of this approximately 2,200 foot long pedestrian connection within its arterial roadway right-of-way, which is typical for projects by municipal governments in public lands not under their control or ownership.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI:

SECTION ONE.

The Mayor of the City of Wildwood, Missouri is hereby authorized to execute a Contract with St. Louis County, Missouri (Department of Transportation and Pubic Works) for the maintenance of a pedestrian connection between the Landings at Lake Chesterfield Subdivision and the City's Rock Hollow Trail, located on Ridge Road.

SECTION TWO.

The terms of this Contract are hereby set forth and accepted in the attached document by the two (2) parties and incorporated herein as Exhibit A.

SECTION THREE.

This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved the_____day of _____2017 by the Council of the City of Wildwood after having been read by the title, or in its entirety, two (2) times prior to passage.

PRESIDING OFFICER

ATTEST:

Deputy City Clerk

THE HONORABLE JAMES R. BOWLIN, MAYOR

ATTEST:

Deputy City Clerk

EXHIBIT A

CONTRACT BETWEEN

ST. LOUIS COUNTY AND

THE CITY OF WILDWOOD
(Pedestrian Connection)

This Contract is entered into between the City of Wildwood ("CITY") and St. Louis County ("COUNTY").

WITNESSETH:

WHEREAS, CITY has initiated a temporary asphalt sidewalk plan within the Cities of Wildwood and Ellisville, along Old State Road, a COUNTY arterial roadway, in conjunction with the Pedestrian Connection Project, hereinafter referred to as "PROJECT"; and

WHEREAS, CITY and COUNTY wish to enter into a contract reflecting their respective rights, obligations, and liabilities as they relate to the PROJECT, which will consist of installation, maintenance, repair, and replacement costs of the temporary asphalt sidewalk (including two detectable warning surfaces) and three 12" to 15" diameter HDPE culverts, including maintaining ADA compliance of said improvements, along Old State Road in conjunction with the Pedestrian Connection project and more fully described herein; and

WHEREAS, CITY is authorized to enter into this Contract by Ordinance No._____ and COUNTY is authorized to enter into this Contract by Ordinance No. _____;

NOW THEREFORE, in consideration of the premises and the mutual promises, covenants and representations herein, CITY and COUNTY agree as follows:

(1) SCOPE OF WORK — The PROJECT consists of temporary asphalt sidewalk (including two detectable warning surfaces) and three 12" to 15" diameter HDPE culverts, including maintaining ADA compliance of said improvements, in conjunction with the Pedestrian Connection project ("PROJECT Improvements"). CITY shall install, maintain, repair and replace PROJECT in accordance with Section 40.70-4 Item 8 and other applicable sections of the COUNTY Department of Transportation ("Department") Design Criteria for the Preparation of Improvement Plans, as revised on January 1, 2016 (Design Criteria) and other COUNTY Standard Specifications found in Department's Permit Requirements and Conditions Book dated December 1, 2015 and Department's Standard Drawings, as revised on September 1, 2015 (collectively "COUNTY Standards").

(2) DESIGN/CONSTRUCTION — CITY represents that the PROJECT has been designed in accordance with all applicable governmental requirements and regulations. CITY shall construct or have constructed the PROJECT

Improvements in accordance with all applicable governmental requirements and regulations. CITY shall install or have installed the PROJECT Improvements and shall pay or cause to be paid all costs associated with such installation. CITY shall install or have installed the PROJECT Improvements in accordance with the COUNTY Standards and the COUNTY approved plans for the PROJECT.

(3) REVIEW/PERMITS — CITY shall submit or cause to be submitted plans to the COUNTY for review regarding PROJECT Improvements that are located within COUNTY'S right-of-way. CITY shall secure or cause to be secured all necessary approvals and permits from COUNTY for such PROJECT Improvements prior to installation. COUNTY's approval of such plans and issuance of such permits shall be reflective of this Contract and shall not be unreasonably withheld.

(4) MAINTENANCE — CITY shall be responsible for all aspects of the installation, maintenance, repair, and replacement costs of the PROJECT Improvements, including maintaining ADA compliance of said improvements. As between the CITY and COUNTY, the City shall be solely liable for the safety of the PROJECT.

CITY will pay all costs associated with installation, repair, maintenance, and replacement costs of the PROJECT Improvements, even if affected by COUNTY or other third parties, including but not limited to any roadway or sidewalk repair, maintenance and/or improvement, and any utility maintenance, repair and/or improvement.

CITY shall repair or correct or cause to be repaired /or corrected any damage to COUNTY right-of-way or property that may result from the PROJECT Improvements within one week after COUNTY provides CITY written notice. After this time, COUNTY may make these necessary repairs and/or corrections to the PROJECT Improvement areas using materials in accordance with COUNTY Standards. CITY will reimburse COUNTY for such necessary repairs and/or corrections within 30 days after demand is made by COUNTY.

CITY shall be responsible for dealing directly with all utility companies, all utility accounts shall be in the CITY's name and CITY shall be responsible for all related utility maintenance and operation costs.

(5) LIABILITY — With respect to all PROJECT Improvements, as between the CITY and COUNTY only, CITY assumes all liability for damage, accident or injury resulting from the installation, construction, maintenance, repair, presence or removal of the PROJECT Improvements. CITY shall defend, indemnify and hold harmless COUNTY, its agents, officers and employees, from any and all demands, claims, lawsuits and/or expenses, including attorneys' fees and court costs, arising from the installation, construction, maintenance, repair, presence or removal of the PROJECT Improvements.

(6) FEDERAL. STATE AND COUNTY LAWS — This Contract shall not be construed so as to conflict with or supersede or otherwise limit any applicable law,

rule, or regulation of the government of the United States, State of Missouri or COUNTY.

(7) CAPTIONS/SEVERABILITY — The captions included in this Contract are used for the purposes of convenience only and shall not be construed as limiting or otherwise affecting the Contract itself. In the event any portion of this Contract shall for any reason be declared invalid or unenforceable, such invalidity or unenforceability shall not affect the remaining provisions hereof.

(8) TERMINATION. If CITY desires to terminate this Contract, CITY must at its own cost and expense remove the PROJECT improvements and restore the entirety of the PROJECT to COUNTY Standards after 90 days written notice to COUNTY. CITY'S obligations will only be terminated once COUNTY has accepted the PROJECT as restored to COUNTY Standards for maintenance. If COUNTY desires to terminate this Contract, COUNTY agrees to remove the PROJECT improvements and restore the entirety of the PROJECT including its streetscape at COUNTY'S cost and expense after 90 days written notice to CITY. COUNTY will make such improvements available to CITY at CITY'S cost.

IN WITNESS WHEREOF, this Contract has been executed by the duly authorized representatives of each party and shall be operative and in effect as to each party as of the date written below.

ST. LOUIS COUNTY, MISSOURI

By: _____
County Executive

Attest: _____
Administrative Director

Approved:

_____
Director, Department of
Transportation and Public Works

Approved as to Legal Form:

_____
County Counselor

CITY OF WILDWOOD

By: _____
Mayor

Attest: _____

Approved as to Legal Form:

_____
City Attorney

WILDWOOD®

January 9, 2017

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Maintenance Contract between the City of Wildwood and St. Louis County – Old State Road Pedestrian Connection

Council Members:

The Department of Planning has been providing St. Louis County information it has requested for a proposed pedestrian connection the City is seeking to construct between the Landings at Lake Chesterfield Subdivision and the Rock Hollow Trail, which would be located within the right-of-way area of Old State Road. One (1) of the items that has been requested in this regard is a maintenance contract for the proposed pedestrian connection, with the principals being City of Wildwood and St. Louis County. This type of agreement is typical between governments and the City has participated in many of these with the Missouri Department of Transportation (MoDOT).

This pedestrian path has been designed to provide a critical connection between an existing large population area and the very popular Rock Hollow Trail. This connection is approximately 2,200 feet in length and will be constructed to provide accessibility for any user. One (1) other major feature of this proposed pedestrian connection is a designated crosswalk at the intersection of Old State Road and Ridge Road, which does not exist now and is certainly a needed safety feature for anyone wanting to walk in this general area of the City. This pedestrian connection was also part of the package of projects the City Council endorsed, when potential grant monies were being considered on the State's MOVES Cost Share Program. Governor Nixon ultimately eliminated the funding associated with this program, after the advertisement had occurred for it.

On tonight's agenda, a bill has been prepared to approve this maintenance contract for this pedestrian connection. The Department has estimated the cost to maintain this feature at approximately one hundred dollars ($100.00) per year, which would include time for inspections and minor upkeep, such as any other pedestrian improvement in the City is provided over the course of a typical year. Eventually, this pedestrian connection will be incorporated or replaced, when improvements are made to this length of Old State Road, with a study currently underway that will provide a series of options for this roadway's change from its current condition. Given

these factors and benefits, the Department is respectfully requesting the City Council's favorable action on this maintenance contract with St. Louis County for the specified improvement.

If the City Council should have any questions or require additional information on this pedestrian improvement, please feel free to contact the Department of Planning and Parks at (636) 458-0440. The Department has provided the detailed engineering plans for this project, with the bill and this background letter. Thank you for your consideration of this information and action on the same.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation
Ken Keitel, terraspec

GENERAL NOTES:
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS.

CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO 2009 METROPOLITAN ST. LOUIS SEWER DISTRICT "STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES", ELLISVILLE AND ST. LOUIS COUNTRY STANDARDS.

ALL CONSTRUCTION SHALL BE PER MOST CURRENT DETAILS LOCATED IN THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL AND/OR THE SEDIMENT AND EROSION CONTROL MANUAL.

SIDEWALKS AND CURB RAMPS SHALL BE CONSTRUCTED TO ADA STANDARDS AND SPECIFICATIONS.

ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.

EXISTING ABOVE & BELOW GROUND UTILITIES TO BE PROTECTED AND USED IN PLACE, UNLESS OTHERWISE SPECIFIED.

MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING UTILITIES AND/OR STRUCTURES AFFECTED BY CONSTRUCTION, EITHER SHOWN OR NOT SHOWN ON THE PLANS, SHALL BE ADJUSTED TO GRADE

STORM SEWERS SHALL BE R.C.P. (REINFORCED CONCRETE PIPE) A.S.T.M. C-76, CLASS III MINIMUM, UNLESS OTHERWISE SPECIFIED.

ALL P.V.C. SEWER PIPE SHALL BE A.S.T.M. D-3034, S.D.R.-35.

TRENCH SUPPORT TO BE TO APPLICABLE SPECIFICATIONS IN ORDER FOR SAFE PLACEMENT OF PIPES. IT IS THE SEWER CONTRACTOR'S RESPONSIBILITY TO INSURE SAFETY OF THE SEWER CONSTRUCTION ON THE PROJECT.

CONTRACTOR TO INSTALL STORM SEWERS, SANITARY SEWERS, WATER LINES, METERS, METER BOXES, AND VALVES AS REQUIRED AND IN ACCORDANCE WITH THE LOCAL UTILITIES AND MUNICIPALITIES.

LOCATION AND ELEVATION OF EXISTING INLETS, MANHOLES AND PIPES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

ALL FILLS PLACED UNDER PROPOSED STORM SEWER LINES, SANITARY SEWER LINES, BUILDINGS AND PAVED AREAS, INCLUDING TRENCH BACKFILLS WITHIN AND OFF ROAD RIGHT-OF-WAY, SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL. COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.

NEW CONTOURS ARE SHOWN TO FINISHED TOPSOIL AND FINISHED PAVEMENT GRADES. CONTRACTOR SHALL GRADE PAVEMENT AND BUILDING PAD AREAS TO SUBGRADE.

NEW GRADES SHALL BE WITHIN 0.1 FEET, MORE OR LESS, OF THOSE SHOWN ON THE GRADING PLAN.

ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SUPPORTED BY A GEOTECHNICAL REPORT THAT HAS BEEN ACCEPTED AND APPROVED.

CONTRACTOR SHALL GRADE AND CONSTRUCT IMPROVEMENTS TO PROVIDE POSITIVE DRAINAGE TO STORM STRUCTURES, SWALES OR OFF SITE. PONDING OF STORM WATER WILL NOT BE PERMITTED DURING OR AFTER CONSTRUCTION.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY CONCERNING ANY DISCREPANCIES IN THE PLANS.

ALL TRASH AND DEBRIS ON SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF SITE.

DEBRIS AND FOUNDATION MATERIAL FROM ANY EXISTING ON SITE BUILDING OR STRUCTURE WHICH IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY BE DISPOSED OF OFF SITE.

A LEVEL AREA OF 60" X 60" (FRONT APPROACH) OR 48" X 60" (SIDE APPROACH) IS REQUIRED OUTSIDE OF THE ENTRANCE DOORS FOR WHEELCHAIR MANEUVERABILITY.

M.S.D. NOTES:
ALL STORM AND SANITARY SEWER STRUCTURES AND APPURTENANCES TO BE DEDICATED TO MSD, OR TO BE PRIVATE UNDER MSD INSPECTION, SHALL CONFORM TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009. THAT WILL INCLUDE STANDARD CONSTRUCTION DETAILS SHOWN THEREIN, AND SHALL INCLUDE ALL SUBSEQUENT CHANGES MADE THERETO.

SOME RECENT CHANGES CONCERN PIPE FIELD TESTING AND PERFORMANCE, AND INCLUDE THE FOLLOWING:

PART 4 - PIPE SEWER CONSTRUCTION

SECTION B, PIPE FIELD TESTS, PARAGRAPH 2, REACH INTEGRITY - DELETE THE FIRST SENTENCE AND THE FOLLOWING APPLIES:

ALL SANITARY AND COMBINED SEWERS SHALL SUSTAIN A MAXIMUM LEAKAGE LIMIT OF 100 GALLONS /INCH OF PIPE DIAMETER/ MILE OF LINE/DAY, AS REQUIRED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 2, REACH INTEGRITY TESTING, SUBPARAGRAPH C, INFILTRATION/ EXFILTRATION TESTING - DELETE THE SIXTH SENTENCE, CONCERNING LEAKAGE LIMITS, AND THE FOLLOWING REPLACEMENT APPLIES:

THE MEASUREMENT OF LEAKAGE SHALL NOT EXCEED 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY, AS REQUIRED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 4, MANHOLE TESTING, SUBPARAGRAPH A, VACUUM TESTING - AFTER THE FIRST SENTENCE, THE FOLLOWING ADDITION APPLIES:

THE VACUUM TEST MUST BE PERFORMED PRIOR TO BACKFILLING AROUND THE MANHOLE UNLESS THE CONTRACTOR PROVIDES DOCUMENTATION FROM THE PRECAST MANHOLE MANUFACTURE STATING THAT THE MANHOLE MAY BE VACUUM TESTED AFTER BACKFILLING HAS TAKEN PLACE. THE CONTRACTOR MUST SUBMIT THIS DOCUMENTATION PRIOR TO BACKFILLING AROUND ANY MANHOLE.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 4, MANHOLE TESTING, SUBPARAGRAPH B, EXFILTRATION TESTING - DELETE THE SECOND SENTENCE, CONCERNING LEAKAGE LIMITS, AND THE FOLLOWING ADDITION APPLIES:

FOR EXFILTRATION TESTING, THE ALLOWABLE LEAKAGE LIMIT IS 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY WHEN THE AVERAGE HEAD ON THE TEST SECTION IS THREE FEET (3') OR LESS.

SOILS ENGINEER WILL VERIFY THAT ALL COMPRESSIBLE MATERIAL HAS BEEN REMOVED PRIOR TO FILL PLACEMENT AND THAT ALL FILL, UNDER SANITARY AND STORM SEWER LINES CONSTRUCTED ABOVE ORIGINAL GRADE, HAS BEEN COMPACTED TO 90% OF "MODIFIED PROCTOR". FILL IS TO BE PLACED IN A MAXIMUM OF 9-INCH LIFTS. TEST SHALL BE TAKEN AT A MAXIMUM OF 50-FOOT INTERVALS ALONG THE ROUTE OF THE PIPE; AT A MAXIMUM OF 2-FOOT VERTICALLY; AND LATERALLY ON EACH SIDE OF THE PIPE, AT A DISTANCE EQUAL TO THE DEPTH OF FILL OVER THE PIPE. A COPY OF THESE RESULTS WILL BE SUBMITTED TO M.S.D. PRIOR TO CONSTRUCTION APPROVAL.

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

EXISTING WATER AND SANITARY CONNECTIONS WILL NOT BE MODIFIED WITH THIS WORK.

SILTATION CONTROL NOTES:
IF CUT & FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST-GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION.

EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.

TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.

WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.

WHEN CLEARING AND/OR GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS / CITY ENGINEER SUCH AS PERMANENT SEEDING, PERIODIC WETTING, MULCHING, OR OTHER SUITABLE MEANS.

STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.

SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.

NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.

PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.

THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY.

SOFT SOILS IN THE BOTTOM OF BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS OR TRAPS SHOULD BE REMOVED, SPREAD OUT AND PERMITTED TO DRY SUFFICIENTLY TO BE USED AS FILL. NONE OF THIS MATERIAL SHOULD BE PLACED IN PROPOSED PUBLIC RIGHT-OF-WAY LOCATIONS OR IN ANY STORM SEWER LOCATION.

ADDITIONAL GENERAL NOTES:
ALL CONSTRUCTION SHALL BE PER THE MOST CURRENT DETAILS LOCATED IN ELLISVILLE AND ST. LOUIS COUNTY'S DESIGN CRITERIA BOOK AND THE SEDIMENT AND EROSION CONTROL MANUAL.

THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION TO THEIR FACILITIES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION PRIOR TO COMPLETION OF ROAD IMPROVEMENTS. ST. LOUIS COUNTY SHALL BEAR NO RESPONSIBILITY FOR UTILITY RELOCATION OR ADJUSTMENT COSTS OR ASSOCIATED DELAYS.

ALL DISTURBED EARTH AREAS IN THE ROW TO BE SODDED ALL OTHER AREAS TO BE SEEDED.

INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.

THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH ELLISVILLE, ST. LOUIS COUNTY AND M.S.D. STANDARDS.

ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY ELLISVILLE AND ST. LOUIS COUNTY.

ALL OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.

ANY DISTURBED OFFSITE PROPERTY (IE. BUSHES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED, IN KIND, AT THE DEVELOPER'S EXPENSE.

TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS OF ANY BRIDGES DURING HAUL OPERATIONS.

ALL SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASHDOWN STATION PRIOR TO LEAVING SITE. NO TRACKING OF SEDIMENT ONTO ANY ROADS SHALL BE ALLOWED.

ESTIMATE OF EARTHWORK:

CUT	FILL
ST LOUIS COUNTY 208.80 C.Y.	45.30 C.Y.
ELLISVILLE 120.70 C.Y.	15.90 C.Y.

268.3 C.Y. TO BE HAULED OFF

10 C.Y. PER TRUCK = 27 TRUCKS

15 TRUCKS A DAY = 2 DAYS

TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR ST. LOUIS COUNTY BRIDGES DURING HAUL OPERATIONS.

ANY SOFT SOIL REMOVAL WILL ALTER THESE NUMBERS

ANY MATERIAL REMOVAL FROM SITE INCLUDING TOP SOILS WILL ALTER THESE NUMBERS. NO SHRINKAGE OR SWELLING FACTOR USED. SEE ADDITIONAL GEOTECH REPORT.

THE ESTIMATED EARTHWORK QUALITIES ARE CALCULATED FOR PERMIT AND INSPECTION. THESE QUANTITIES ARE NOT INTENDED TO BE USED FOR BID.

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REGARDED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCAVATED MATERIALS OR SHORTAGES OF FILL.

THE QUANTITIES ESTIMATED ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF THE IMPROVEMENTS AS PROPOSED ON THE SITE ENGINEERING PLANS PREPARED BY DOERING ENGINEERING INC.

EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT INCLUDE, BUT ARE NOT LIMITED TO, MISCELLANEOUS UNDERGROUND CONDUITS INCLUDING SEWER LINES AND WATER MAINS; STANDARD MANHOLES, PROCESS OR TRANSFER PIPING, ELECTRICAL OR TELEPHONE CONDUITS, BASES FOR LIGHT STANDARDS, BUILDINGS FOOTINGS AND FOUNDATIONS, ETC.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

EARTHWORK CONTRACTOR TO PROVIDE HAUL ROUTE AND SITE INFORMATION TO ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC PRIOR TO COMMENCEMENT OF EARTHWORK OPERATION.

TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR ST. LOUIS COUNTY BRIDGES DURING HAUL OPERATIONS.

Call Before you DIG
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MISSOURI ONE-CALL SYSTEM INC.

ALL WORK WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO COUNTY STANDARDS.

ROAD IMPROVEMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT.

A PERMIT SHALL BE OBTAINED FROM THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR CONSTRUCTION OF RETAINING WALLS.

APPLICANT SHALL USE EXTREME CAUTION IN AREAS WHERE TRAFFIC SIGNALS FACILITIES ARE EXISTING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/ DEVELOPER TO CONTACT THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AT (314) 615-0215 A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION WORK FOR LOCATING AND SPOTTING EXISTING TRAFFIC CONDUIT. IN THE EVENT THE CONTRACTOR DAMAGES ANY TRAFFIC SIGNAL FACILITIES, REPAIRS SHALL BE MADE AT THE CONTRACTORS EXPENSE BY AN ELECTRICAL CONTRACTOR AS DIRECTED BY ST. LOUIS COUNTY.

ALL HYDRANTS, POWER POLES OR OTHER OBSTRUCTIONS WITHIN SAINT LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO FOOT SETBACK FROM FACE OF CURB OR EDGE OF SHOULDER OF THE ULTIMATE PAVEMENT SECTION AS DIRECTED BY ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.

ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATES SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.

ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN ST. LOUIS COUNTY R.O.W. SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.

WITHIN ST LOUIS COUNTY R.O.W. PROVIDE SIDEWALK TERMINATION'S IN COMPLIANCE WITH ST. LOUIS COUNTY ADA STANDARDS.

NO SLOPE SHALL EXCEED 3:1 MAXIMUM, UNLESS SUPPORTED BY A GEOTECHNICAL REPORT APPROVED BY ST. LOUIS COUNTY TRANSPORTATION DEPT.

UTILITY WORK IN ST. LOUIS COUNTY R-O-W REQUIRES SEPARATE SPECIAL USE PERMITS. CONTACT MR. JAMES HAYES @ 314-615-8515.

THE CONTRACTOR SHALL MAINTAIN EXISTING TRAFFIC CONTROL SIGNS (STREET NAME, STOP, NO PARKING, ONE-WAY, TURN, ETC.) UNTIL SUCH TIME AS THEY NEED TO BE REMOVED/ RELOCATED FOR CONSTRUCTION OPERATIONS. TEMPORARY SIGNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF MUTCD CHAPTER 6F (TEMPORARY TRAFFIC CONTROL ZONE DEVICES). EXISTING SIGNS SHALL NOT LAY ON THE GROUND FOR ANY PERIOD OF TIME. PORTABLE SUPPORTS SHALL NOT BE LOCATED ON SIDEWALKS OR AREAS DESIGNATED FOR PEDESTRIAN TRAFFIC. SIGNS SHALL BE CRASH WORTHY AND PROPERLY MAINTAINED FOR CLEANLINESS, VISIBILITY, AND PROPER POSITIONING, AND SHALL BE COORDINATED WITH THE ST. LOUIS COUNTY SIGN SHOP AT (314) 615-0242.

THE CONTRACTOR SHALL NOTIFY THE ST. LOUIS COUNTY DIVISION OF OPERATIONS STRIPING PERSONNEL AT (314) 615-0233, 24 HOURS IN ADVANCE OD ANY STRIPING RELATED WORK. ALL GRINDING OF EXISTING STRIPING AND INSTALLATION OF TEMPORARY STRIPING AS REQUIRED BY ST. LOUIS COUNTY SHALL BE PREFORMED BY THE CONTRACTOR. ALL PERMANENT STRIPING WILL BE INSTALLED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION.

PRIOR TO ISSUANCE OF A MAJOR LAND DISTURBANCE PERMIT, A LAND DISTURBANCE ESCROW SHALL BE APPROVED BY ST. LOUIS COUNTY DEPARTMENT OF PLANNING.

THE SWPPP SHALL HAVE SUFFICIENT INFORMATION TO BE OF PRACTICAL USE TO CONTRACTORS AND SITE CONSTRUCTION WORKERS TO GUIDE THE INSTALLATION AND MAINTENANCE OF BMP'S. TEMPORARY STABILIZATION IS TO TAKE PLACE WHERE SOIL DISTURBING ACTIVITIES WILL CEASE ON ANY PORTION OF THE SITE AND ARE NOT PLANNED TO RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY UPON KNOWING THE DURATION IS MORE THAN 14 DAYS. TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS. SLOPES FOR DISTURBED AREAS MUST BE DEFINED IN THE SWPPP. A SITE MAP OR MAPS, DEFINING THE SLOPED AREAS FOR ALL PHASES OF THE PROJECT, MUST BE INCLUDED IN THE SWPPP. THE TYPES OF BMP'S USED MUST BE SUITED TO THE AREA DISTURBED, TAKING INTO ACCOUNT THE NUMBER OF ACRES EXPOSED AND THE STEEPNESS OF THE SLOPES. IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THAN THE PERMITEE MUST ESTABLISH TEMPORARY STABILIZATION WITHIN 7 DAYS OF CEASING OPERATION ON THAT PART OF THE SITE. FINAL STABILIZATION OF DISTURBING AREAS MUST BE INITIATED IMMEDIATELY AND COMPLETED WITHIN 7 CALENDAR DAYS WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE. ALLOWANCES TO THE 7 DAY COMPLETION PERIOD FOR TEMPORARY AND FINAL STABILIZATION MAY BE MADE DUE TO WEATHER OR EQUIPMENT MALFUNCTIONS. THE USE OF ALLOWANCES SHALL BE DOCUMENTED IN THE SWPPP. A SITE MAP SHOWING THE OUTLINES OF THE TOTAL PROJECT AREA, THE AREAS TO BE DISTURBED, ARES THAT WILL NOT BE DISTURBED, EXISTING LAND USES, LOCATIONS OF OFF-SITE MATERIALS, WASTE, BORROW, AND EQUIPMENT STORAGE AREAS, LOCATIONS AND NAMES OF SURFACE WATER BODIES THE SITE DRAINS TO, AREAS OF FINAL STABILIZATION, LOCATIONS OF FLOOD PLAINS, LOCATIONS OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMP), LOCATIONS OF OUTFALLS, LOCATION(S) OF PORTA-POTTIES, GAS TANKS, DUMPSTERS, ETC. WITH UPDATES AND LOCATION CHANGES AND SUCH OTHER INFORMATION AS MAY BE REQUIRED BY THE COUNTY DEPARTMENT(S) HAVING ENFORCEMENT AUTHORITY AND RESPONSIBILITIES DESCRIBED IN SECTION 103.0 OF THE CODE. THE PERMITEE SHALL ENSURE THE BMP'S ARE PROPERLY INSTALLED AT THE LOCATIONS AND RELATIVE TIMES SPECIFIED IN THE SWPPP. PERIPHERAL OR BORDER BMP'S TO CONTROL RUNOFF FROM DISTURBED AREAS SHALL BE INSTALLED OR MARKED FOR PRESERVATION BEFORE GENERAL SITE CLEARING IS STARTED. NOTE THAT THIS REQUIREMENT DOES NOT APPLY TO EARTH DISTURBANCES RELATED TO INITIAL SITE CLEARING AND ENTRY ESTABLISHMENT, EXIT AND ACCESS OF THE SITE, WHICH MAY REQUIRE THAT STORMWATER CONTROLS BE INSTALLED IMMEDIATELY AFTER THE EARTH DISTURBANCE. STORM WATER DISCHARGES FROM DISTURBED AREAS WHICH LEAVE THE SITE, SHALL PASS THROUGH AN APPROPRIATE IMPEDIMENT TO SEDIMENT MOVEMENT, SUCH AS A SEDIMENTATION BASIN, SEDIMENT TRAPS, SILT FENCES, ETC., PRIOR TO LEAVING THE AND DISTURBANCE SITE. A DRAINAGE COURSE CHANGE SHALL BE CLEARLY MARKED ON A SITE MAP AND DESCRIBED IN THE SWPPP.

THE CONTRACTOR SHALL PROVIDE, INSTALL, MAINTAIN, AND REMOVE A PUBLIC NOTIFICATION SIGN, PER PAGES 42-43 OF THE ST. LOUIS COUNTY SEDIMENT AND EROSION CONTROL MANUAL.

PERTINENT INFORMATION:

1.	SEWER DISTRICT:	M.S.D.
2.	ELECTRIC:	AMERENUE
3.	GAS:	LACLEDE GAS
4.	PHONE:	ATT
5.	WATER:	MISSOURI-AMERICAN WATER COMPANY
6.	SCHOOL DISTRICT:	ROCKWOOD R-VI
7.	FIRE DISTRICT:	METRO WEST FIRE PROTECTION DISTRICT
8.	WATER SHED:	MERAMEC RIVIERA

FLOOD MAP

FEMA MAP # 29189C0278 K, EFFECTIVE DATE FEBRUARY 4. 2015
SUBJECT PROPERTY NOT WITHIN ANY FLOOD ZONES

BENCHMARK

BENCHMARK:
ELEVATIONS WERE DETERMINED USING THE MODOT VRS NETWORK OF CONTINUOUSLY OPERATING REFERENCE STATIONS FOR 1983 EAST ZONE.
SITE BENCHMARK O.I. PIPE AT THE SOUTHWEST CORNER OF LOT 1 OF VINTAGE GROVE RECORDED IN PLAT BOOK 362 PG. 305.
ELEV. - 720.88

THIS PROJECT IS TIED INTO ST. LOUIS COUNTY BENCHMARK #17185. TO CONVERT THIS TO THE COUNTY SYSTEM ADD 0.06' TO SITE ELEVATIONS TO MATCH NAVD88 AS REPORTED.

NAVD88 (SLC2011a) ELEV = 739.84 FIUS (OR) 225.505 METER
NGVD29 ELEV = 740.01 FIUS
CUT "L" ON THE SOUTHWEST CORNER OF THE 9'x8' CONCRETE PAD BASE FOR ATT CABLE BOX SITUATED IN A CLUSTER OF UTILITY BOXES WEST OF A GRAVEL DRIVEWAY FOR COMMERCIAL PROPERTY ADDRESSED AS #541 OLD STATE ROAD, AND NORTH OF THE INTERSECTION OF OLD STATE ROAD WITH RIDGE ROAD FROM THE SOUTH; ROUGHLY 43 FEET NORTHWEST OF THE CENTERLINE OF THE OLD STATE ROAD. 6 FEET EAST OF THE NORTHERLY PROJECTION OF THE CENTERLINE OF RIDGE ROAD, AND 17 FEET NORTHEAST OF UTILITY POLE #301019, WHICH HAS AN OVERHEAD STREET LIGHT ATTACHED AND IS SUPPORTED BY A SEPARATE GUY POLE.
SP MO EAST N=304316± E=241263± METER - ESTIMATED
ROUGH NAD83 LAT=38.575515'±(N/+) LONG=90.600269'±(W/-)

MAINTENANCE OF THE SEWERS DESIGNATED AS "PUBLIC" SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT UPON DEDICATION OF THE SEWERS TO THE DISTRICT.

WATER QUALITY DATA

SITE LOCATION: CITY OF WILDWOOD & CITY OF ELLISVILLE

INTERSECTION OF OLD STATE ROAD & RIDGE ROAD

STORMWATER MANAGEMENT NOTE:
LAND AREA DISTURBED= 0.70 ACRES
ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME. (INCLUDING TOTAL LAND DISTURBANCE AND /OR IMPERVIOUSNESS ADDED ON THIS PLAN, P-30949-00)

DIFFERENTIAL RUNOFF CALCS:
PER APPROVED THIS PLAN

EXISTING:
EXISTING IMPERVIOUS AREAS:
PAVEMENT 0.0 SF OR 0.00 AC

EXISTING IMPERVIOUS: 0.003 AC. X 3.54 = 0.01 CFS
EXISTING PERVIOUS: 0.667 AC. X 1.70 = 1.13 CFS
TOTAL: 1.14 CFS

PROPOSED:
PROPOSED IMPERVIOUS AREAS:
PAVEMENT 8443 SF OR 0.19 AC.

PROPOSED IMPERVIOUS: 0.19 AC. X 3.54 = 0.67 CFS
PROPOSED PERVIOUS: 0.51 AC X 1.70 = 0.87 CFS
TOTAL: 1.54 CFS

EX. = 1.14 CFS
PROP. =1.54 CFS

1.54 CFS - 1.14 CFS = 0.40 CFS MORE

0.40 IS LESS THAN 2.00 CFS
THEREFORE NO DETENTION REQUIRED

CALCULATED WITHIN DISTURBED LIMITS

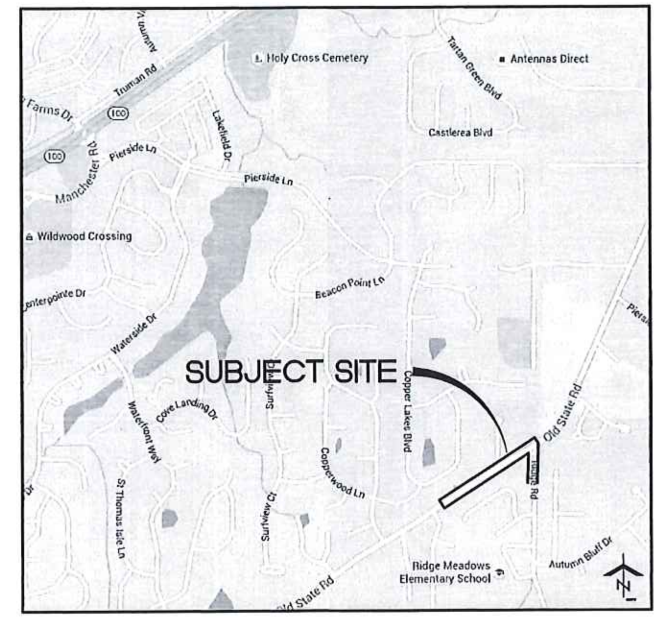
THIS IS TO CERTIFY THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE TO COUNTY ROADS MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.

MARK A. DOERING
CIVIL ENGINEER E-23059

OLD STATE ROAD & RIDGE ROAD

WILDWOOD & ELLISVILLE, MO

(SIDEWALK IMPROVEMENT PLANS)



LOCATION MAP
(NOT TO SCALE)

WUNNENBURG'S: GG26-43
ADDRESS: INTERSECTION OF OLD STATE ROAD & RIDGE ROAD

HAUL ROUTE MAP
(NOT TO SCALE)

NOTE:
AMOUNT OF MATERIAL TO BE HAULED WILL BE DETERMINED IN FIELD. ALL TRUCKING OPERATIONS TO OCCUR BETWEEN THE HOURS OF 9 A.M. TO 3 P.M.
TRUCKS NOT EXCEED POSTED WEIGHT LIMIT ON BRIDGES.

SHEET INDEX

C1	COVER SHEET
C2-C3	EXISTING CONDITIONS
C4-C5	SITE/GRADING/ SWPPP PLAN
C6-C7-C8	SWPPP DETAILS
C9-C10	DAM MAP
C11	OVERALL DAM MAP
C12	PROFILES/HYDRAULICS/DETAILS

LEGEND

CONTOUR	--ELEV--
SPOT ELEVATION	+ELEV
GRATE INLET	
AREA / CURB INLET	
MANHOLE	
LIGHT STANDARD	
SIGN	
CLEAN OUT	CO
GUY WIRE	
POWER POLE	
WATER VALVE	
WATER METER	WM
GAS VALVE	GV
GAS METER	GM
FIRE HYDRANT	
WATER LINE	— W —
GAS LINE	— G —
OVERHEAD ELECTRIC	— OE —
UNDERGROUND TELEPHONE	— UT —

LEGEND
NEW IMPROVEMENTS

CONTOUR	— ELEV —
SPOT ELEVATION	ELEV
STORM SEWER	
SANITARY SEWER	
MANHOLE	
CURB INLET	
GRATE INLET	
CLEANOUT	
FIRE HYDRANT	
LIGHT STANDARD	
SIGN	
HANDICAPPED SYMBOL	♿
WATER LINE	— H —
GAS SERVICE	— G —
ELECTRIC SERVICE	— E —
TELEPHONE SERVICE	— T —
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
TO BE REMOVED	T.B.R.
USE IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
TO BE ABANDONED	T.B.A.
TOP OF CURB	TC
YARD DRAIN	YD
FINISH GRADE	FG
LOW POINT	LP
HIGH POINT	HP
TOP OF WALL	TW
BOTTOM OF WALL	BW
TO BE REMOVED	TBR
TO REMAIN	TR
TO BE REMOVED & RELOCATED	T.B.R.&R.

PREPARED BY:

terraspec
LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

CONSULTANT:

DOERING ENGINEERING Inc.
Missouri Office
5030 Griffin Rd.
St. Louis, Missouri 63128
Telephone: (314) 487-6913
Fax: (314) 843-1718
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STATE OF MISSOURI
MARK A. DOERING
NUMBER PE-23059
PROFESSIONAL ENGINEER

MARK A. DOERING
CIVIL ENGINEER E-23059
MO. EXPIRATION DATE: DECEMBER 31 2016
IL. EXPIRATION DATE: APRIL 30, 2017
MO. CORPORATE LICENSE NO. 001347
IL. CORPORATE LICENSE NO. 184.003035

SHEET TITLE
COVER SHEET

JOB NUMBER
15019

DATE 07/26/16 DRAWN BY DWD

REVISION
09/10/16 rev. per SLCT & MSD
10/03/16 rev. per SLCT & MSD

SHEET NUMBER
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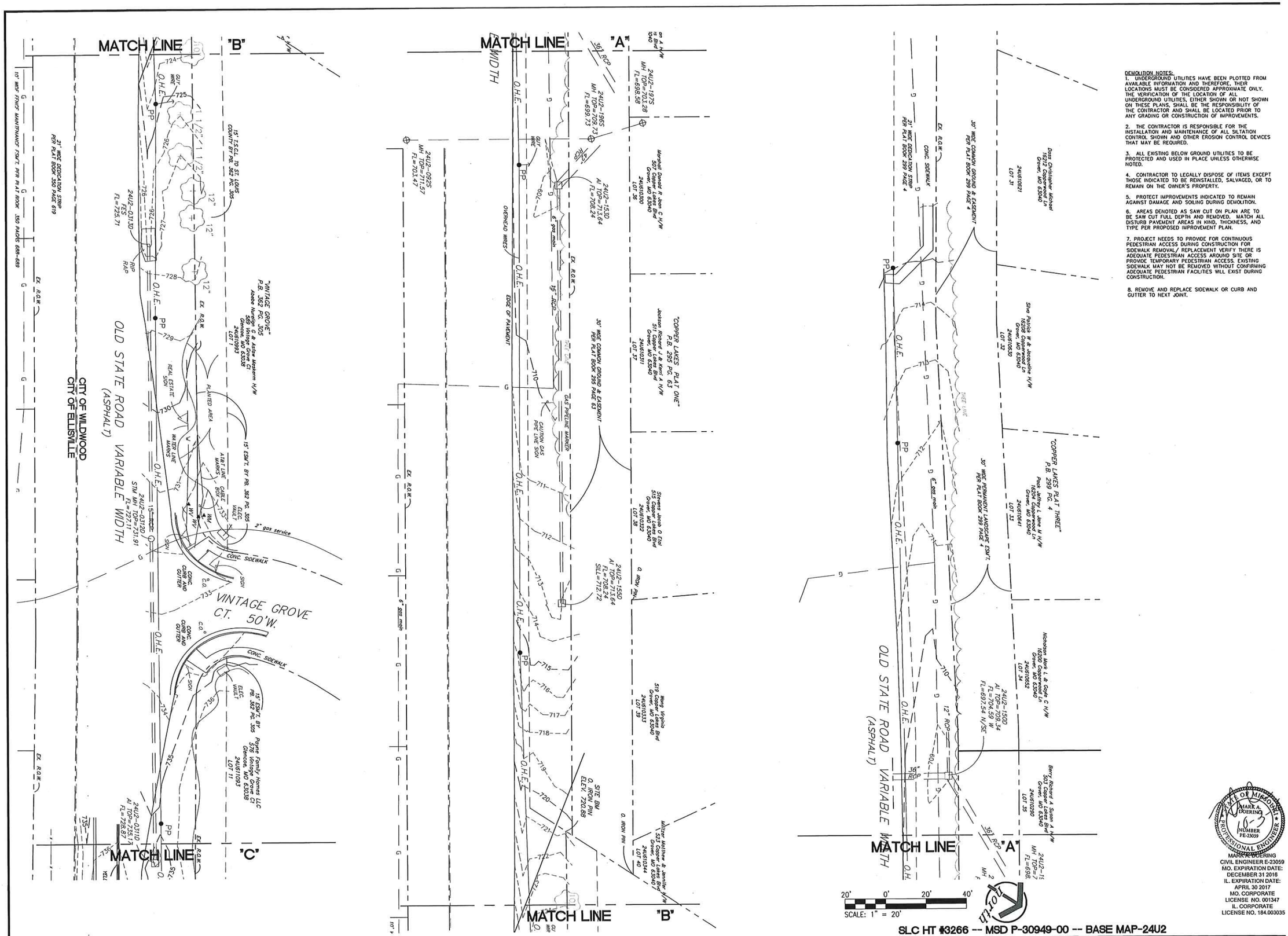
SLC HT #3266 -- MSD P-30949-00 -- BASE MAP-24U2

OFI #



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4. CONTRACTOR TO LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN ON THE OWNER'S PROPERTY.

5. PROTECT IMPROVEMENTS INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING DEMOLITION.

6. AREAS DENOTED AS SAW CUT ON PLAN ARE TO BE SAW CUT FULL DEPTH AND REMOVED. MATCH ALL DISTURB PAVEMENT AREAS IN WIND, THICKNESS, AND TYPE PER PROPOSED IMPROVEMENT PLAN.

7. PROJECT NEEDS TO PROVIDE FOR CONTINUOUS PEDESTRIAN ACCESS DURING CONSTRUCTION FOR SIDEWALK REMOVAL/ REPLACEMENT VERIFY THERE IS ADEQUATE PEDESTRIAN ACCESS AROUND SITE OR PROVIDE TEMPORARY PEDESTRIAN ACCESS. EXISTING SIDEWALK MAY NOT BE REMOVED WITHOUT CONFIRMING ADEQUATE PEDESTRIAN FACILITIES WILL EXIST DURING CONSTRUCTION.

8. REMOVE AND REPLACE SIDEWALK OR CURB AND GUTTER TO NEXT JOINT.

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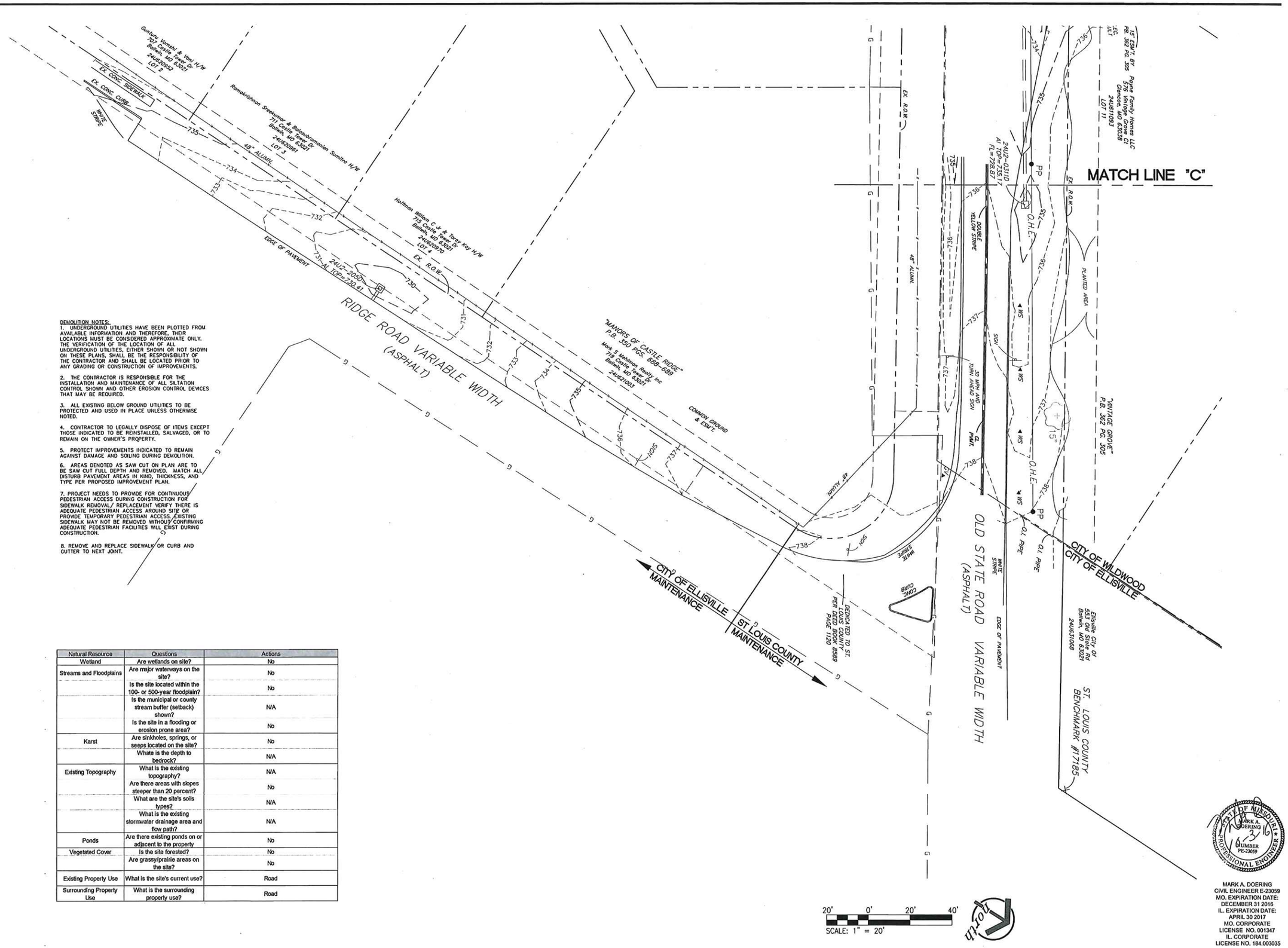

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8. REMOVE AND REPLACE SIDEWALK OR CURB AND GUTTER TO NEXT JOINT.

Natural Resource	Questions	Actions
Wetland	Are wetlands on site?	No
Streams and Floodplains	Are major waterways on the site?	No
	Is the site located within the 100- or 500-year floodplain?	No
	Is the municipal or county stream buffer (setback) shown?	N/A
	Is the site in a flooding or erosion prone area?	No
Karst	Are sinkholes, springs, or seeps located on the site?	No
	Whate is the depth to bedrock?	N/A
Existing Topography	What is the existing topography?	N/A
	Are there areas with slopes steeper than 20 percent?	No
	What are the site's soils types?	N/A
	What is the existing stormwater drainage area and flow path?	N/A
Ponds	Are there existing ponds on or adjacent to the property	No
Vegetated Cover	Is the site forested?	No
	Are grassy/prairie areas on the site?	No
Existing Property Use	What is the site's current use?	Road
Surrounding Property Use	What is the surrounding property use?	Road

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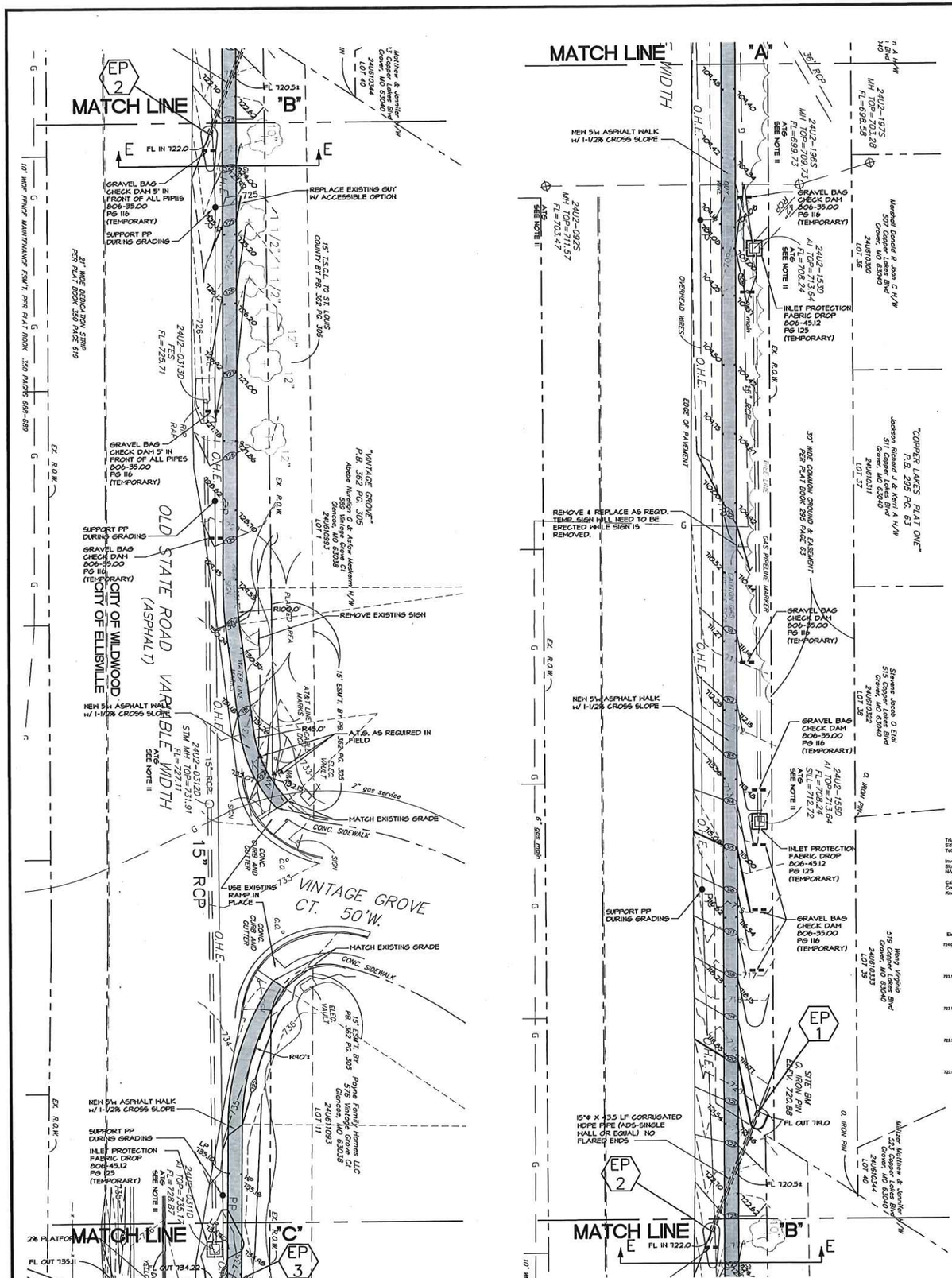

SITE PLAN NOTES:

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4. ALL CONSTRUCTION SHALL BE PER THE MOST CURRENT DETAILS LOCATED IN THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL AND/OR THE SEDIMENT AND EROSION CONTROL MANUAL AND CITY OF ELLISVILLE DETAILS.

5. ALL SPOTS ARE TO BACK OF CURB, EDGE OF PAVEMENT AND EDGE OF WALK UNLESS OTHERWISE SPECIFIED.

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EROSION CONTROL LEGEND

INLET PROTECTION (TO BE INSTALLED PRIOR TO ANY SITE GRADING)

NOTES:

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2. SEE ST.LOUIS COUNTY SWPPP DETAILS.
3. SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASHDOWN STATION PRIOR TO LEAVING SITE. NO TRACKING OF MUD ONTO COUNTY ROADS SHALL BE ALLOWED.
4. CONSTRUCTION PARKING, MAINTENANCE AND WASH DOWN AREA TO BE ON WILDWOOD STREETS AS PERMITTED AND DIRECTED BY THE CITY OF WILDWOOD.

LIST OF REQUIRED ST. LOUIS COUNTY SWPPP DETAILS:

42-42
54-55
66-67
68, 69, 130, B06-55.10
70-73, 114
77-80
81, 116, B06-35.00
92, 125, B06-45.12
97-99, 143
104, 105, 128, B06-45.01
106, 127, B06-46.00
107-110, 123, B06-46.03

LIST OF REQUIRED ST. LOUIS COUNTY DETAILS:

C608.51
C608.40

LIST OF REQUIRED ST. LOUIS COUNTY DESIGN CRITERIA MANUAL:

94.00-2

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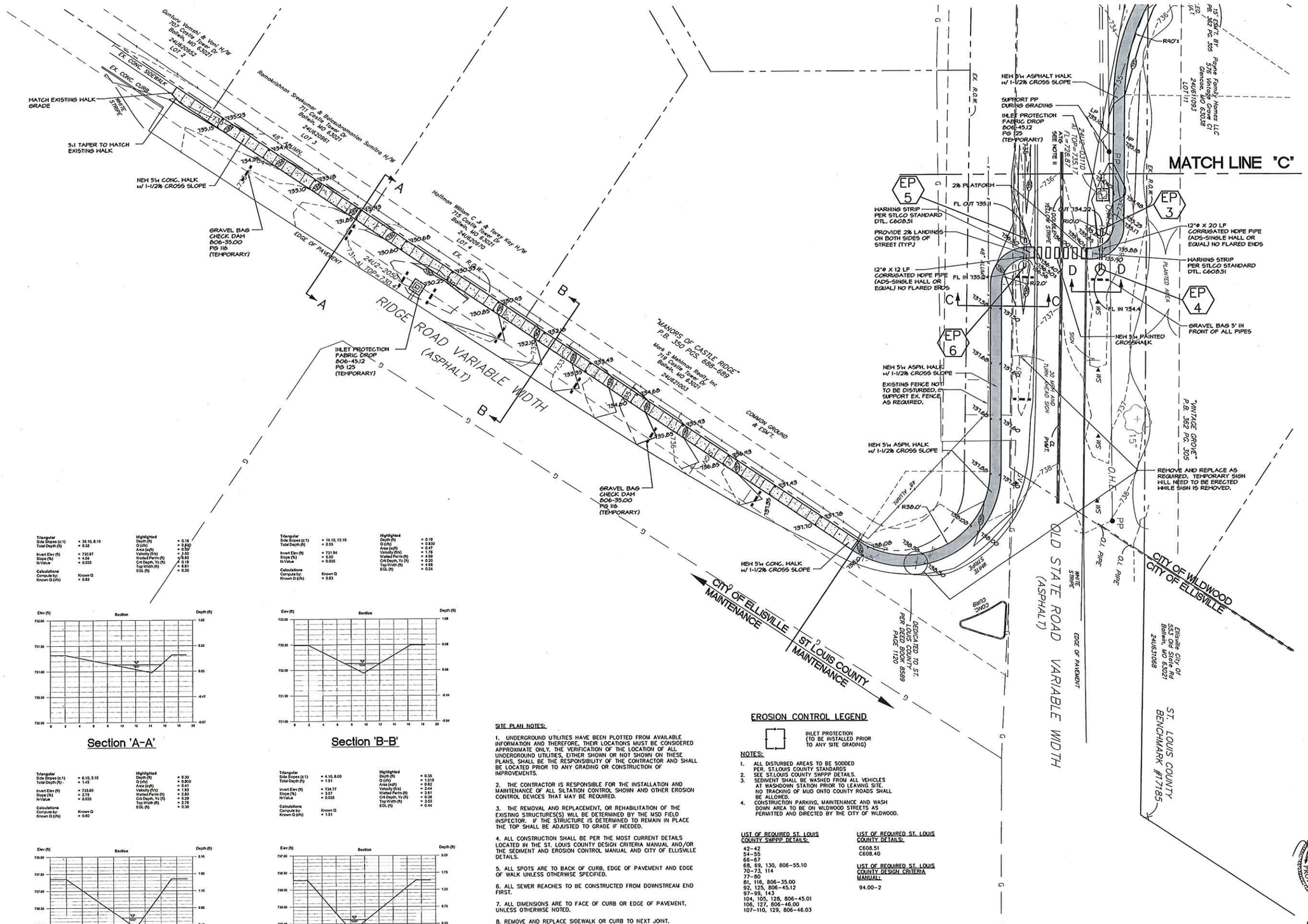

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SWPPP NOTES

SWPPP AND ALL LAND DISTURBANCE PERMITS WILL BE VIEWABLE ONSITE AT THE CONSTRUCTION TRAILER.

1. SITE OWNER:
OLD STATE ROAD R.O.W. (SLC)
RIDGE ROAD R.O.W. (CITY OF ELLISVILLE)

24 HOUR EMERGENCY CONTACT- APPROVED MLD S.I.
(CONSTRUCTION): MARK DOERING (314-487-6913)
DOERING ENGINEERING

2. SITE ADDRESS:
OLD STATE ROAD & RIDGE ROAD
CITY OF WILDWOOD & CITY OF ELLISVILLE

3. SITE INFORMATION:
ST. LOUIS COUNTY R.O.W. &
CITY OF ELLISVILLE R.O.W.

4. NO FLOODPLAIN ON SITE PER FERM# 29189C0278 K

5. TOTAL DISTURBED AREA 30,439 S.F. 0.70 ACRES

6. PERMIT HOLDER
A. PERMIT HOLDER SHALL NOTIFY ALL CONTRACTORS AND OTHER ENTITIES (INCLUDING UTILITY CREWS, CITY/COUNTY EMPLOYEES, OR THEIR AGENTS) THAT WILL PERFORM WORK AT THE SITE, OF THE EXISTENCE OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND WHAT ACTIONS OR PRECAUTIONS SHALL BE TAKEN WHILE ON SITE TO MINIMIZE THE POTENTIAL FOR EROSION AND THE POTENTIAL FOR DAMAGING ANY BEST MANAGEMENT PRACTICES (BMP'S).
B. PERMIT HOLDER SHALL DETERMINE THE NEED FOR AND ESTABLISH TRAINING PROGRAMS TO ENSURE THAT ALL SITE WORKERS HAVE BEEN TRAINED, AT A MINIMUM, IN EROSION CONTROL, MATERIAL HANDLING AND STORAGE, AND HOUSEKEEPING.
C. PERMIT HOLDER SHALL PROVIDE COPIES OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO ALL PARTIES WHO ARE RESPONSIBLE FOR INSTALLATION, OPERATION OR MAINTENANCE OF ANY BEST MANAGEMENT PRACTICES (BMP'S). D. PERMIT HOLDER SHALL MAINTAIN A CURRENT COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON THE SITE AT ALL TIMES.

7. PRIOR TO ANY MAJOR LAND DISTURBANCE ACTIVITY, A LAND DISTURBANCE PERMIT FROM THE STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES IS REQUIRED.

8. CONSTRUCTION SCHEDULE (TENTATIVE) - (STARTING DATE SEPT. 1ST 2016 - END SEPT. 30TH 2016)

SEPT. 1 — SEPT. 30
- SEDIMENT/ EROSION CONTROL INSTALL (3 DAYS)
- SITE GRADING (DURATION)
- SEDIMENT/ EROSION CONTROL MAINTAIN (DURATION OF PROJECT)
- SEEDING/ SODDING (3 DAY)
- REMOVAL OF BMP'S (0.5 DAY)

NOTE: SCHEDULE DURATION'S ARE SUBJECT TO CHANGE DUE TO WEATHER CONDITIONS. SOME OPERATIONS WILL HAVE OVERLAP TIME FRAMES.

9. CLEARING TECHNIQUES THAT RETAIN EXISTING VEGETATION TO THE MAX EXTENT PRACTICABLE SHALL BE USED AND THE TIME PERIOD FOR DISTURBED AREAS TO BE WITHOUT VEGETATIVE COVER SHALL BE MINIMIZED TO THE EXTENT PRACTICAL. ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS AND/OR HIGHWAYS AND TRAFFIC.

10. AREAS SHALL BE SEEDED AFTER CLEARING AND GRUBBING WHEN NO ACTIVITY WILL OCCUR WITHIN THIRTY DAYS. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND A MAJOR LAND DISTURBANCE (MLD) PERMIT WILL BE REQUIRED PRIOR TO ANY GRADING ON THE SITE, BEYOND WHAT IS APPROVED ON THIS PLAN.

DESCRIPTION OF B.M.P.'S (INTERIM & PERMANENT STABILIZATION PRACTICES/SCHEDULE)

A. CONTRACTOR SHALL ESTABLISH PERIMETER SILTATION CONTROL PRIOR TO ANY CONSTRUCTION ACTIVITIES. AREAS REQUIRING MINOR CLEARING &/OR GRADING PRIOR TO INSTALLATION OF SILTATION CONTROL SHALL BE COMPLETED IN A TIMELY MANNER AND SILTATION CONTROL ESTABLISHED IMMEDIATELY FOLLOWING.
B. EXISTING VINTAGE GROVE COURT TO BE USED AS TEMPORARY CONSTRUCTION PARKING WITH PUBLIC ACCESS WAYS. DURING MUDDY CONDITIONS, DRIVERS OF VEHICLES WILL BE REQUIRED TO WASH THEIR WHEELS BEFORE ENTERING THE ROADWAY.
C. WASH DOWN AREA, ALONG OLD STATE ROAD, SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHALL NOT EXCEED 10 PERCENT SLOPE.
D. CONTRACTOR SHALL CLEAR AND GRUB THOSE AREAS OF THE SITE SCHEDULED FOR CONSTRUCTION. AREAS NOT SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL NOT BE CLEARED OF ESTABLISHED VEGETATION UNTIL REQUIRED. REMAINDER OF SITE SHALL BE GRADED, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF SILTATION CONTROL THROUGHOUT THE DURATION OF THE PROJECT.
E. ALL PROPOSED TURF AREAS, ONCE CONSTRUCTED TO FINAL GRADE, SHALL BE SODDED WITHIN 5 DAYS AFTER FINAL GRADING OF THE SITE WHERE SHOWN ON THE PLAN. SHOULD WEATHER CAUSE DELAYS IN EARTHWORK OPERATIONS, ADDITIONAL SILTATION CONTROL MEASURES MAY BE REQUIRED.
F. ANY DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR 5 DAYS OR MORE SHALL BE STABILIZED WITH SEEDING AND/OR MULCHING PER SPECIFICATIONS WITHIN 5 DAYS. IF SEASONAL CONDITIONS PROHIBIT SEEDING, MULCHING OR MATTING SHALL BE USED.
G. INSPECTION OF SILTATION CONTROL DEVICES SHALL TAKE PLACE ONCE EVERY SEVEN DAYS AND WITHIN 48 HOURS AFTER A RAINFALL THAT CAUSES STORM WATER RUNOFF TO OCCUR ONSITE. ANY SILTATION CONTROL IN NEED OF REPAIR SHALL OCCUR IMMEDIATELY.
H. ALL GRADING OPERATIONS ARE SUBJECT TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT.
I. SEDIMENTATION CONTROLS SHALL ONLY BE REMOVED AFTER THE SITE IS COMPLETELY STABILIZED, VEGETATION IS WELL ESTABLISHED, AND ALL PAVEMENT AREAS ARE INSTALLED.

PLANNED RESPONSE TO LOSS OF CONTAINED SEDIMENT B.M.P.'S SHALL BE REPAIRED AND/OR REPLACED IMMEDIATELY, AS REQUIRED, TO STABILIZE SITE AND CONTAIN SEDIMENT-LADEN RUNOFF. OFFSITE AREAS SHALL BE REVIEWED FOR EXTENT OF IMPACT FROM B.M.P. FAILURE. PERMIT HOLDER SHALL BE REQUIRED TO PROVIDE DOCUMENTATION OF THE B.M.P. MEASURES INSTALLED AND SCHEDULED MAINTENANCE AND REPAIRS. PERMIT HOLDER SHALL ALSO BE REQUIRED TO CONTACT THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS AND REPORT ALL INCIDENTS OF FAILURE AND PROVIDE DOCUMENTATION OF ACTIONS AND B.M.P. MEASURES. DESCRIPTION OF PERMANENT B.M.P.'S TO REMAIN AFTER CONSTRUCTION
A. TURF AREAS - TURF AREAS SHALL BE MAINTAINED TO INSURE SITE AREAS REMAIN STABILIZED UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
B. PAVED AREAS AND WALKWAYS - AREAS SUBJECT TO FOOT AND VEHICLE TRAFFIC SHALL BE PAVED AND KEPT IN GOOD REPAIR FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES. MAINTENANCE SHALL BE THE OWNER'S RESPONSIBILITY.

11. TABLE OF BEST MANAGEMENT PRACTICES (BMP'S) QUANTITIES

TABLE 1- LIST OF BEST MANAGEMENT PRACTICES

PARKING & WASH DOWN AREA (TC-4)	= 1 EA. (TEMPORARY)
SOD	= 0.55 AC. (PERMANENT)
INLET PROTECTION FABRIC DROP	= 4 EA. (TEMPORARY)
CHECK DAMS	= (17 @ 5' L.) 85 L.F. (TEMPORARY)

12. ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN, AND THE PERSON ISSUED A LAND DISTURBANCE PERMIT ASSUMES AND ACKNOWLEDGES RESPONSIBILITY FOR COMPLIANCE WITH THE ST. LOUIS COUNTY LAND DISTURBANCE CODE AND THE APPROVED STORM WATER POLLUTION PLAN AT THE SITE OF THE PERMITTED ACTIVITY.

13. DESCRIPTION OF B.M.P.'S TO PREVENT POTENTIAL POLLUTANTS (CONSTRUCTION WASTES, TOXIC OR HAZARDOUS SUBSTANCES, PETROLEUM PRODUCTS, PESTICIDES, HERBICIDES, SITE LITTER, SANITARY WASTES, ETC.)
A. SOLID NON-HAZARDOUS CONSTRUCTION WASTE - DISPOSE OF IN TRASH DUMPSTERS OR APPROVED EQUIVALENT IN A LOCATION APPROVED BY THE OWNER. POTENTIALLY SOLUBLE OR LEACHABLE SOLID WASTE SHALL BE STORED OFF THE GROUND AND IN COVERED LEAK-PROOF CONTAINERS. SOLID WASTE SHALL BE PROPERLY DISPOSED OF OFF-SITE ON A REGULAR BASIS.
B. HAZARDOUS WASTE - HAZARDOUS WASTE SHALL BE SEGREGATED FROM NON-HAZARDOUS CONSTRUCTION SITE DEBRIS. LIQUID OR SEMI-LIQUID HAZARDOUS WASTE SHALL BE STORED IN APPROPRIATE CONTAINERS (CLOSED DRUMS OR SIMILAR) AND SHALL BE KEPT UNDER COVER. GRANULAR, SOLUBLE OR LEACHABLE HAZARDOUS WASTE MATERIALS SHALL BE STORED OFF THE GROUND AND IN COVERED LEAK-PROOF CONTAINERS. THE OWNER SHALL PROPERLY APPROVE ANY HAZARDOUS WASTE STORAGE AREA LOCATIONS.
C. HAZARDOUS WASTE SHALL BE PROPERLY DISPOSED OF OFF-SITE ON A REGULAR BASIS BY A REPUTABLE, LICENSED HAZARDOUS WASTE HAULER. D. IT IS NOT THE INTENT OF THIS SWPPP TO SUPERSEDE OR REPLACE NORMAL SITE ASSESSMENT AND REMEDIATION PROCEDURES CONCERNING HAZARDOUS MATERIALS. SIGNIFICANT SPILLS AND/OR CONTAMINATION WARRANT AN IMMEDIATE RESPONSE BY TRAINED PROFESSIONALS. SUSPECTED JOB SITE CONTAMINATION SHOULD IMMEDIATELY BE REPORTED TO REGULATORY AUTHORITIES AND PROTECTIVE MEASURES TAKEN.
E. ON-SITE FUELING FACILITIES ARE REQUIRED TO ADHERE TO ALL APPLICABLE FEDERAL AND STATE REGULATIONS CONCERNING STORAGE AND DISPENSERS.
F. PROVISIONS SHALL BE MADE SO THAT A SUFFICIENT NUMBER OF TEMPORARY TOILET FACILITIES ARE AVAILABLE TO SERVE THE NUMBER OF WORKERS ON-SITE.

14. PRIOR TO ISSUANCE OF A MAJOR LAND DISTURBANCE PERMIT, A LAND DISTURBANCE ESCROW SHALL BE APPROVED BY ST. LOUIS COUNTY DEPARTMENT OF PLANNING.

15. THE SWPPP SHALL HAVE SUFFICIENT INFORMATION TO BE OF PRACTICAL USE TO CONTRACTORS AND SITE CONSTRUCTION WORKERS TO GUIDE THE INSTALLATION AND MAINTENANCE OF BMP'S. TEMPORARY STABILIZATION IS TO TAKE PLACE WHERE SOIL DISTURBING ACTIVITIES WILL CEASE ON ANY PORTION OF THE SITE AND ARE NOT PLANNED TO RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY UPON KNOWING THE DURATION IS MORE THAN 14 DAYS. TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS. SLOPES FOR DISTURBED AREAS MUST BE DEFINED IN THE SWPPP. A SITE MAP OR MAPS, DEFINING THE SLOPED AREAS FOR ALL PHASES OF THE PROJECT, MUST BE INCLUDED IN THE SWPPP. THE TYPES OF BMP'S USED MUST BE SUITED TO THE AREA DISTURBED, TAKING INTO ACCOUNT THE NUMBER OF ACRES EXPOSED AND THE STEEPNESS OF THE SLOPES. IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THAN THE PERMITEE MUST ESTABLISH TEMPORARY STABILIZATION WITHIN 7 DAYS OF CEASING OPERATION ON THAT PART OF THE SITE. FINAL STABILIZATION OF DISTURBING AREAS MUST BE INITIATED IMMEDIATELY AND COMPLETED WITHIN 7 CALENDAR DAYS WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE. ALLOWANCES TO THE 7 DAY COMPLETION PERIOD FOR TEMPORARY AND FINAL STABILIZATION MAY BE MADE DUE TO WEATHER OR EQUIPMENT MALFUNCTIONS. THE USE OF ALLOWANCES SHALL BE DOCUMENTED IN THE SWPPP. A SITE MAP SHOWING THE OUTLINES OF THE TOTAL PROJECT AREA, THE AREAS TO BE DISTURBED, AREAS THAT WILL NOT BE DISTURBED, EXISTING LAND USES, LOCATIONS OF OFF-SITE MATERIALS, WASTE, BORROW, AND EQUIPMENT STORAGE AREAS, LOCATIONS AND NAMES OF SURFACE WATER BODIES THE SITE DRAINS TO, AREAS OF FINAL STABILIZATION, LOCATIONS OF FLOOD PLAINS, LOCATIONS OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMP), LOCATIONS OF OUTFALLS, LOCATION(S) OF PORTA-POTTIES, GAS TANKS, DUMPSTERS, ETC. WITH UPDATES AND LOCATION CHANGES AND SUCH OTHER INFORMATION AS MAY BE REQUIRED BY THE COUNTY DEPARTMENT(S) HAVING ENFORCEMENT AUTHORITY AND RESPONSIBILITIES DESCRIBED IN SECTION 103.0 OF THE CODE. THE PERMITEE SHALL ENSURE THE BMP'S ARE PROPERLY INSTALLED AT THE LOCATIONS AND RELATIVE TIMES SPECIFIED IN THE SWPPP. PERIPHERAL OR BORDER BMP'S TO CONTROL RUNOFF FROM DISTURBED AREAS SHALL BE INSTALLED OR MARKED FOR PRESERVATION BEFORE GENERAL SITE CLEARING IS STARTED. NOTE THAT THIS REQUIREMENT DOES NOT APPLY TO EARTH DISTURBANCES RELATED TO INITIAL SITE CLEARING AND ENTRY ESTABLISHMENT, EXIT AND ACCESS OF THE SITE, WHICH MAY REQUIRE THAT STORMWATER CONTROLS BE INSTALLED IMMEDIATELY AFTER THE EARTH DISTURBANCE. STORM WATER DISCHARGES FROM DISTURBED AREAS WHICH LEAVE THE SITE, SHALL PASS THROUGH AN APPROPRIATE IMPEDIMENT TO SEDIMENT MOVEMENT, SUCH AS A SEDIMENTATION BASIN, SEDIMENT TRAPS, SILT FENCES, ETC., PRIOR TO LEAVING THE AND DISTURBANCE SITE. A DRAINAGE COURSE CHANGE SHALL BE CLEARLY MARKED ON A SITE MAP AND DESCRIBED IN THE SWPPP.

16. LOCATE STATE AND COUNTY LAND DISTURBANCE PERMITS, BMP INSPECTION REPORTS, ETC. WITH THE SWPPP.

17. 404/401 PERMIT NOT REQUIRED FOR THE SITE. NO DISCHARGE TO GOVERNED WATERS PROPOSED.

18. NO VISABLE EVIDENCE OF SINKHOLES, SPRINGS, SEEPS OR KRAST FEATURES ON SITE.

19. SWPPP SPECIAL INSPECTOR (MARK A. DOERING) CAN BE CONTACTED AT 314-487-6913 WHEN STORMWATER RUNOFF OCCURS ON THE SITE.

20. NO HISTORIC PROPERTIES ON SITE.

21. ENDANGERED SPECIES:
BASED ON CATALOGED INFORMATION FROM THE UNITED STATES FISH & WILDLIFE SERVICE FEDERALLY LISTED ENDANGERED OR THREATENED SPECIES ARE PRESENT NEAR OR WITHIN THE PROJECT AREA. THE FOLLOWING IS A LIST OF THE ENDANGERED OR THREATENED SPECIES NEAR OR WITHIN THE PROJECT AREA: GRAY BAT, INDIANA BAT, MEAD'S MILKWEED, DECURRENT FALSE ASTER, RUNNING BUFFALO CLOVER, PINK MUCKET, SCALESHELL MUSSEL, SPECTACLECASE, SNUFFBOX MUSSEL, SHEEPNOSE MUSSEL, PALID STURGEON.

22. NO NON-STORM WATER DISCHARGES PROPOSED.

23. NO DEWATERING METHODS PROPOSED.

PUBLIC NOTIFICATION SIGNS

Provide, install, maintain and remove a public notification sign on a major land disturbance project (one acre and above). The following (minimum) requirements for the sign shall apply:

1) The contractor / permitee shall provide the post(s), mounting hardware, sign, etc.
2) The sign(s) shall be posted at the main entrance to the site, plainly visible to the traveling public and / or at other locations as may be directed by St. Louis County, prior to the commencement of construction / land disturbance operations.
3) The sign shall be mounted on a standard signpost at a 7-foot minimum height to the bottom of the sign. Other methods for displaying the sign may be used as approved by St. Louis County.
4) The sign shall remain in place and maintained until land disturbance activities are completed as determined by St. Louis County, and immediately removed thereafter.
5) Sign blank shall be 2.5 feet wide by 3 feet long. Signs shall be made from 5052-H38 aluminum alloy, which has been anodized, degreased, de-burred and etched.
6) Sign legend should be Helvetica Font sized to utilize as much of the blank as possible, centered horizontal and vertical. Background shall be white, high intensity retro-reflective sheeting (ASTM 4956 Type IV). Border and sign legend shall be black, non-reflective 2-mil vinyl.

Additional information relating to fabrication, connectors and posts is on file at the St. Louis County Department of Transportation, Traffic Operations Building, 2688 Adie Road, Maryland Heights, Missouri 63043.

Only one of the three example signs shown on the next page (Page 43) need be posted at the land disturbance site. If unsure of which sign to post, please contact the St. Louis County Department(s) of Transportation or Public Works for clarification.

PUBLIC NOTIFICATION SIGNS

STORM WATER DISCHARGES FROM THIS LAND DISTURBANCE SITE ARE AUTHORIZED BY A MAJOR LAND DISTURBANCE PERMIT IF YOU HAVE QUESTIONS OR COMMENTS ABOUT STORM WATER DISCHARGES FROM THIS SITE, PLEASE CONTACT ST. LOUIS COUNTY AT 314-615-1150

FOR RESIDENTIAL LAND DISTURBANCE SITES

2.5 ft — 3.0 ft

STORM WATER DISCHARGES FROM THIS LAND DISTURBANCE SITE ARE AUTHORIZED BY A MAJOR LAND DISTURBANCE PERMIT IF YOU HAVE QUESTIONS OR COMMENTS ABOUT STORM WATER DISCHARGES FROM THIS SITE, PLEASE CONTACT ST. LOUIS COUNTY AT 314-615-7130

FOR COMMERCIAL AND MULTI-FAMILY LAND DISTURBANCE SITES

STORM WATER DISCHARGES FROM THIS LAND DISTURBANCE SITE ARE AUTHORIZED BY THE MISSOURI STATE OPERATING PERMIT NUMBER MO-R100000 IF YOU HAVE QUESTIONS OR CONCERNS ABOUT STORM WATER DISCHARGES FROM THIS SITE, PLEASE CONTACT ST. LOUIS COUNTY AT 314-615-1150 AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AT 1-800-361-4827

FOR COUNTY GOVERNMENT LAND DISTURBANCE SITES

DUST CONTROL

PHYSICAL DESCRIPTION - Control measures designed to reduce the transport of dust, thereby preventing pollutants from infiltrating into stormwater. Examples for construction activities include vegetative cover, wind barriers, minimization of soil disturbance, spray on adhesives, tilling, chemical treatment and water sprays.

In St. Louis County the contractor / permitee is required by Missouri State Law (10 CSR 10-6.170) and County Ordinance (612.340) to control fugitive dust blown from the construction site, land disturbance site, signal installation, etc. Dust control, including saw-cut material etc., on the construction site shall be monitored for safety purposes and to prevent nuisances. The contractor / permitee shall apply reasonable measures to control dust and particulate matter (of any size or source) due to roadway / construction traffic, grading, clearing and grubbing, building demolition, wind erosion, saw-cutting etc. from migrating off the site of origin.

WHERE BMP IS TO BE INSTALLED - Critical in areas of exposed soil.

CONDITIONS FOR EFFECTIVE USE OF BMPs - A combination of the following actions should be used to help reduce the dust and air pollution at a construction site.

Minimize Concurrent Areas of Soil Disturbance - Phase work to the extent practical.

Vegetative Cover - For areas not subjected to traffic, vegetation provides the most practical method of dust control and should be established as early as possible. Temporary vegetation should also be used. See Seeding and Sodding BMPs for additional information.

Sprinkling - The site can be sprinkled with water until the surface is moist. This practice is effective for dust control on large areas, haul routes or other traffic routes, but constant repetition is required for effective control.

Tilling - Roughen the surface and bring clods to the surface. This is an emergency measure that should be used before soil blowing starts. Begin tillage on windward side of the site. Chisel plows with shanks spaced about 12 inches to 18 inches apart and spring toothed harrows are examples of equipment that may produce the desired effect. See Surface Roughening BMPs for additional information.

Wind Barriers - Solid board fences, snow fences, burlap fences, crate walls and similar materials can be used to control air currents and blowing soil. Barriers placed at right angles to prevailing wind currents at intervals of about 10 times their height are effective in controlling soil blowing.

Street Cleaning - Paved areas that have soil on them from construction sites should be cleaned continuously, at least daily, utilizing a street sweeper or bucket type end loader or scraper.

Mulching - This practice offers a fast and effective means of controlling dust when properly applied. Binders and tackifiers should be used on organic mulches. Mulching is not recommended for areas with heavy traffic. See Mulching BMP for additional information.

Note: If calcium chloride or spray-on adhesives are used for dust control, a permit may be required from the Missouri Department of Natural Resources.

WHEN BMP IS TO BE INSTALLED - Routinely, especially in advance of and during periods of dry weather.

INSTALLATION / CONSTRUCTION PROCEDURES - See conditions for effective use above.

O&M PROCEDURES - Inspect daily and renew as needed.

SITE CONDITIONS FOR REMOVAL - Maintain practices until all disturbed areas are vegetated or paved and blowing soil is no longer a concern.

TYPICAL DETAILS - Not applicable.

ROCK OUTLET / EMBANKMENT PROTECTION / PAVED DITCH

PHYSICAL DESCRIPTION - A rock apron installed over a geotextile fabric at a point of concentrated discharge, designed to slow the velocity of flow and protect the receiving area from erosion.

Follow guidelines shown in the St. Louis County Standard Specifications for Road and Bridge Construction concerning use of related BMP's such as:

- Light Stone Revetment;
- Heavy Stone Revetment;
- Articulating Cellular Concrete Erosion Control System;
- Concrete Slope Protection;
- Gabions;
- Reno Mattresses;
- Type 2 Rock Blanket;
- Ditch Liner;
- Rock Lining.

WHERE BMP IS TO BE INSTALLED - Installed at BMP outlets, for example, at the end of pipe slope drains, the emergency overflow or outlet pipe of a sediment basin.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow: Concentrated flow

Flow at Outlet: Maximum velocity of 10 fps

WHEN BMP IS TO BE INSTALLED - With the construction of the upstream BMP that creates the concentrated discharge.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Grade subgrade of rock blanket to required section.
- ✓ Place filter fabric, providing enough slack to assure that rock will not tear the fabric when it is placed.
- ✓ Install rock with uniform profile and cross section.

O&M PROCEDURES:

- ✓ Inspect every week and after every storm during construction.
- ✓ Remove sediment and trash accumulation.
- ✓ Replace displaced rock - larger rock may be required.
- ✓ Stabilize eroded areas - extend if necessary.

MULCH

PHYSICAL DESCRIPTION - A layer of organic material designed to protect exposed soil or freshly seeded areas from erosion by eliminating direct impact of precipitation and slowing overland flow rates. Mulch materials may include, but are not limited to, such things as grass, hay, straw, wood chips, wood fibers, hydro mulch and shredded bark. Type 1 mulch is prohibited in the flood plain.

- Type I Mulch-Vegetative (includes grass, hay, and straw).
- Type II Mulch-Vegetative with asphalt emulsion (includes grass, hay, and straw).
- Type III Mulch-Vegetative with overspray (includes grass, hay, and straw).
- Type V Mulch-Hydro mulch (includes wood fiber, wood cellulose).
- Shredded Hardwood Bark Mulch.
- Wood Chips, (not recycled lumber).

WHERE BMP IS TO BE INSTALLED - Typically installed on seeded areas for temporary use, and in landscaped areas for permanent use.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow: Sheet flow only

Slopes: See attached chart for types of mulch acceptable as a function of slope length and steepness

Mulching Rates: See attached table

WHEN BMP IS TO BE INSTALLED - Immediately after grading landscaped areas or seeding other areas.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Install upstream BMPs to protect area to be mulched
- ✓ Rough grade area and remove all debris larger than 1 inch if area is to be vegetated and mowed in the future, larger than 2 inches if area is to be permanently mulched
- ✓ If area is to be seeded, follow requirements of Seeding BMP
- ✓ Spread mulch and anchor by punching it into the ground, using netting, peg and twine, or tacking with liquid binder
- ✓ For additional information see Section 802 of St. Louis County's Standard Specifications for Road and Bridge Construction.

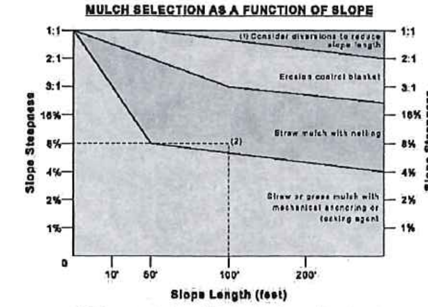
O&M PROCEDURES

- ✓ Inspect every week and after every storm until adequate vegetation is established; annually for permanent mulch.
- ✓ Protect from vehicular and foot traffic.
- ✓ Repair damaged, degraded or eroded areas - reseed as needed and replace mulch.

SITE CONDITIONS FOR REMOVAL - Temporary mulch should be removed when adequate vegetation is established.

TYPICAL DETAILS - Type of mulch required for various slopes and application rates attached.

MULCH SELECTION AS A FUNCTION OF SLOPE



(1) For slopes steeper than 1:1, consider building a diversion above slope to divert water.
(2) Example: An 8% slope, 100 feet long, requires straw mulch with netting

GENERAL MULCH RECOMMENDATIONS TO PROTECT FROM SPLASH AND SHEET FLOW

Material	Rate Per Acre	Requirements	Notes
Straw	2 to 2.5 tons	Dry, unchopped unweathered; avoid weeds	Spread by hand or machine; must be tacked or tied down
Wood Fiber or Wood Cellulose	0.5 to 1 ton		Use with hydro seeder; may be used to tack straw. Do not use in hot, dry weather.
Wood Chips	5 to 6 tons	Air dry. Add nitrogen fertilizer at 12 lb per ton	Apply with blower, chip handler, or by hand. Not for fine turf areas.
Bark	35 cu. yds.	Air dry, shredded, or hammermilled; or chips	Apply with mulch blower, chip handler or by hand. Do not use asphalt tack.

SITE CONDITIONS FOR REMOVAL - Removed concurrently with upstream BMPs. Some may be left as a permanent post construction BMP as shown on approved plans or in the permit.

TYPICAL DETAIL

The Design Criteria Manual includes standard drawing numbers:

- C609.15 - Paved Ditches and Gutters
- C611.50 - Heavy Stone Revetment Ditch Liner
- C611.60 - Concrete Slope Protection
- C611.70 - Gabion Walls

TEMPORARY STABILIZATION IS TO TAKE PLACE WHERE SOIL DISTURBING ACTIVITIES WILL CEASE ON ANY PORTION OF THE SITE AND ARE NOT PLANNED TO RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY UPON KNOWING THE DURATION IS MORE THAN 14 DAYS. TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS. IF THE SLOPE OF THE AREA IS GRATER THAN 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THEN THE PERMITEE MUST ESTABLISH TEMPORARY STABILIZATION WITHIN 7 DAYS OF CEASING OPERATION ON THAT PART OF THE SITE. FINAL STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY AND COMPLETED WITHIN 7 CALENDAR DAYS WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE. ALLOWANCES TO THE 7 DAY COMPLETION PERIOD FOR TEMPORARY AND FINAL STABILIZATION MAY BE MADE DUE TO WEATHER OR EQUIPMENT MALFUNCTIONS. THE USE OF ALLOWANCES SHALL BE DOCUMENTED.

PRIOR TO THE ISSUANCE OF A MAJOR LAND DISTURBANCE PERMIT, A LAND DISTURBANCE ESCROW MUST BE APPROVED BY ST. LOUIS COUNTY DEPARTMENT OF PLANNING.

SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASH DOWN STATION PRIOR TO LEAVING THE SITE. NO TRACKING OF MUD ONTO ANY ROADS SHALL BE ALLOWED.

THE CONTRACTOR SHALL PROVIDE, INSTALL, MAINTAIN AND REMOVE A PUBLIC NOTIFICATION SIGN, PER 42-43 OF THE ST. LOUIS SEDIMENT AND EROSION CONTROL MANUAL.

THE U.S. EPA "NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)" WEBSITE IS LOCATED AT :
HTTP://CFPUB.EPA.GOV/NPDES OR
WWW.EPA.GOV/NE/NPDES/PERMITS/PERMIT_FINAL_MS4.PDF

THE FOLLOWING NON-STORM WATER DISCHARGES ARE AUTHORIZED BY THE EPA PROVIDED IT HAS BEEN DETERMINED BY THE PERMITTEE THAT THEY ARE NOT SIGNIFICANT CONTRIBUTORS OF POLLUTANTS TO THE MS4. IMPLEMENTATION OF POLLUTION PREVENTION MEASURES FOR NON STORM WATER DISCHARGES IS REQUIRED FOR SIGNIFICANT CONTRIBUTORS.

A) WATER LINE FLUSHING.
B) LANDSCAPE IRRIGATION
C) DIVERTED STREAM FLOWS
D) RISING GROUND WATER
E) UNCONTAMINATED GROUND WATER INFILTRATION (AS DEFINED AT 40 CFR 35.2005(20))
F) UNCONTAMINATED PUMPED GROUND WATER
G) DISCHARGE FROM POTABLE WATER SOURCES
H) FOUNDATION DRAINS
I) AIR CONDITIONING CONDENSATION
J) IRRIGATION WATER, SPRINGS
K) WATER FROM CRAWL SPACE PUMPS
I) FOOTING DRAINS
M) LAWN WATERING
N) INDIVIDUAL RESIDENT CAR WASHING
O) FLOWS FROM RIPARIAN HABITATS AND WETLANDS
P) DE-CHLORINATED SWIMMING POOL DISCHARGES
O) STREET WASH WATER
R) RESIDENTIAL BUILDING WAS WATERS, WITHOUT DETERGENTS

DISCHARGES OR FLOWS FROM FIRE FIGHTING ACTIVITIES OCCUR DURING EMERGENCY SITUATIONS. THE PERMITTEE IS NOT EXPECTED TO EVALUATE FIRE FIGHTING DISCHARGES WITH REGARD TO POLLUTANT CONTRIBUTIONS. THEREFORE, THESE DISCHARGES ARE AUTHORIZED AS ALLOWABLE NON-STORM WATER DISCHARGES, UNLESS IDENTIFIED, BY EPA, AS SIGNIFICANT SOURCES OF POLLUTANTS TO WATERS OF THE U.S.

SIGNED CERTIFICATION STATEMENT:

SWPPP CERTIFICATION
I CERTIFY UNDER PENALTY OF LAW THAT THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF ST. LOUIS COUNTY AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THIS PLAN IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWN VIOLATIONS.

SIGNATURE________________________________

DATE:______________________

STATE OF MISSOURI — MARK A. DOERING — NUMBER PE-23059 — PROFESSIONAL ENGINEER — 10-3-16

MARK A. DOERING
CIVIL ENGINEER E-23059
MO. EXPIRATION DATE: DECEMBER 31 2016
IL. EXPIRATION DATE: APRIL 30 2017
MO. CORPORATE LICENSE NO. 001347
IL. CORPORATE LICENSE NO. 184.003035

SLC HT #3266 -- MSD P-30949-00 -- BASE MAP-24U2

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
terraspec
5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

Engineered By:
DOERING ENGINEERING Inc.
CIVIL ENGINEERING • PLANNING • SURVEYING ©
Missouri Office
5030 Griffin Rd.
St. Louis, Missouri 63128
Telephone: (314) 487-6913
Fax: (314) 843-1718

Old State Road & Ridge Rd Walkway
WILDWOOD, MISSOURI

OWNER
City of Wildwood
16860 Main Street
Wildwood, MO 63040
Ph: 636-458-0440
Fax: 636-458-6969
www.cityofwildwood.com

SHEET TITLE
SWPP Details

JOB NUMBER
15019

DATE	DRAWN BY
07/26/16	DWD

REVISION
09/10/16 rev. per SLCT/MSD
10/03/16 rev. per SLCT/MSD

SHEET NUMBER
C6

SEEDING

PHYSICAL DESCRIPTION - Establishment of vegetation by spreading grass seed designed to protect exposed soil from erosion by eliminating direct impact of precipitation and slowing overland flow rates. Once established, the vegetative cover will also filter pollutants from the runoff. Use only perennial vegetation for final stabilization.

WHERE BMP IS TO BE INSTALLED - To exposed soil after a phase of rough or finish grading has been completed, or areas where no activity will occur for 30 days.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow:	Sheet flow
Contributing Slope Length:	30 foot maximum for 3:1 slopes 50 foot maximum for slope between 3:1 and 10:1 100 foot maximum for slopes under 10%
Minimum Rates:	See attached chart(s)
Acceptable Dates:	See attached chart

WHEN BMP IS TO BE INSTALLED - Immediately after rough or finished grading is completed.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Install upstream BMPs to protect area to be seeded.
- ✓ Rough grade area and remove all debris larger than 1-inch in diameter and concentrated areas of smaller debris.
- ✓ Install stabilization grids, if needed.
- ✓ Mix soil amendments (lime, fertilizer, etc.) into top 3 to 6 inches of soil as needed.
- ✓ Plant seed ¼ to ½ inch deep.
- ✓ Roll lightly to firm surface.
- ✓ Cover seeded area with mulch unless seeding completed during optimum spring and summer dates.
- ✓ Install additional stabilization (netting, bonded fiber matrix, etc.) as required.
- ✓ Water immediately - enough to soak 4 inches into soil without causing runoff.
- ✓ If contract / permit allows seeding to be used for final stabilization, only perennial vegetation seeds shall be used.
- ✓ For additional information see Sections 805 and 806.50 of St. Louis County's Standard Specification for Road and Bridge Construction.

O&M PROCEDURES:

- ✓ Inspect every week and after every storm
- ✓ Protect area from vehicular and foot traffic
- ✓ Reseed areas that have not sprouted within 21 days of planting.
- ✓ Repair damaged or eroded areas and reseed and stabilize as needed
- ✓ Do not mow until 4 inches of growth occurs
- ✓ During the first 4 months, mow no more than ½ the grass height
- ✓ Re-fertilize during 2nd growing season

SITE CONDITIONS FOR REMOVAL - Does not require removal, but temporary seeding can be removed immediately prior to work returning to an area

SEEDING REQUIREMENTS

Dates for Seeding

Permanent Seeding	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Tall Fescue			O	O	O			O	O			
Smooth Brome			O	O	O			O	O			
Fescue & Brome			O	O	O	O		O	O			
Fescue Hay & Ryegrass	A	A	O	O	O	P	P	O	O	P	P	A

Temporary Seeding	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Rye or Sudan	A	A	O	O	O	O	O	O	O	O	A	A
Oats		A	O	O	O	O	O	O	O			

O = Optimum seeding dates
A = Acceptable seeding dates
P = Permanent seeding dates with mowing 2 months later - Initially use 50% of seed and 75% of fertilizer. Reseed with additional 25% seed and remaining fertilizer.

Minimum Fertilizer and Seeding Rates

Permanent Seeding*	Pounds per acre	Pounds Per 1000 sq. ft.
Tall Fescue	300	7.0
Smooth Brome	200	4.6
Mixture #1	250	5.7
Mixture #2	213	4.8

Mixture # 1 = Tall Fescue @ 150 pounds per acre and Brome @ 100 pounds per acre.
Mixture # 2 = Tall Fescue @ 100 pounds per acre, Perennial Rye grass @ 100 pounds per acre, and Kentucky Blue grass @ 13 pounds per acre.
* = Seeding rate for slopes in excess of 26% (3:1), shall be 83 pounds per 1000 sq. ft.

Temporary Seeding	Pounds per acre	Pounds Per 1000 sq. ft.
Rye or Sudan	150	3.5
Oats	150	3.5

Fertilizer	Permanent Seeding (pounds per acre)	Temporary Seeding (pounds per acre)
Nitrogen	45	30
Phosphate	65	30
Potassium	65	30
Lime - ENM	690	690

ENM = Effective neutralizing material per State evaluation if quantities vary.

TYPICAL DETAILS - Minimum seeding rates and acceptable dates for work attached.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Excavate diversion area except for area of upstream connection.
- ✓ Compact as required to place diversion properly.
- ✓ Install pipe bedding or channel lining as required.

SODDING

PHYSICAL DESCRIPTION - A ¾ inch to 1-inch thick mat of vigorous turf, free of diseases, insects and weeds. Sod prevents raindrops from disrupting the soil structure and causing erosion. Sod slows water runoff and acts as a filter when sediment-laden runoff crosses over the sodded area.

WHERE BMP IS TO BE INSTALLED - Typically installed in areas requiring immediate erosion protection, such as swales or detention ponds and as filter strips, around inlets, and adjacent to curbs. Also installed in areas requiring immediate aesthetic appearance or function such as entrances to new subdivision and off site construction areas.

CONDITIONS FOR EFFECTIVE USE OF BMPs - Type of Flow: Sheet flow and low concentrated flows with velocities less than 5 fps.

WHEN BMP IS TO BE INSTALLED - Immediately after finish grading, installation of area inlets, and installation of underground services and foundations of new homes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Finish grade area and remove all debris larger than ½ inch in diameter and concentrated areas of smaller debris.
- ✓ Soil preparation of area to be sodded shall be determined by tests to determine lime and fertilizer requirements. Soil amendments shall be mixed into top 3 to 6 inches of soil by disking or other means.
- ✓ Level and roll soil lightly to provide an even grade and firm the surface. Soil should not be excessively wet or dry.
- ✓ Lay first row of sod perpendicular to the slope or direction of flow. Butt subsequent rows tight against previous rows with strips staggered in brick-like pattern. Fill minor gaps with good soil and roll entire surface to ensure contact.
- ✓ Stake, staple and / or net corners and centers of sod strips as required.
- ✓ Water immediately after installation enough to soak 4 inches into soil without causing runoff.
- ✓ For additional information see Section 803 of St. Louis County's Standard Specification for Road and Bridge Construction.
- ✓ Type of sod shall be as specified in the contract or on the approved plans.

O&M PROCEDURES:

- ✓ Water sod daily for 3 weeks - enough to soak 4-inches into soil without causing runoff.
- ✓ Reposition areas of sod that has moved along the slope.
- ✓ Remove sediment accumulations - replace sod if necessary.
- ✓ Repair any eroded areas, replace sod, and stabilize as needed.
- ✓ Do not mow until 3-inches of new growth occur. During the first 4 months, mow no more than ½ the grass height.

SITE CONDITIONS FOR REMOVAL - Not applicable.

TYPICAL DETAIL - 803-10.00

NON-SEDIMENT POLLUTION CONTROL

PHYSICAL DESCRIPTION - Control measures designed to prohibit chemicals, hazardous materials, solid waste and construction debris from polluting stormwater. Pollutants carried in solution or as surface films on runoff will be carried through most erosion control and sediment capture BMPs. Keeping substances like fuel, oil, asphalt, paint, solvents, fertilizer, soil additives, concrete wash water, solid waste and construction debris from polluting runoff can be accomplished to a large extent through good housekeeping on the site and following the manufacturer's recommendations for disposal.

WHERE BMP IS TO BE INSTALLED - Collection, storage and fueling areas should be located onsite in an area that does not receive a substantial amount of runoff from upland areas and does not drain directly to lakes, creeks, streams, rivers, sewers, groundwater, wetlands, or road ditches.

CONDITIONS FOR EFFECTIVE USE OF BMPs

- ✓ Reduction in pollutants depends heavily on how construction personnel perform their duties. An effective management system requires training and signage to promote proper storage, handling and disposal of materials. Follow up observations of actions and inspection of storage areas by management personnel is also required.
- ✓ Plans should contain notes clearly stating requirements for addressing potential pollutants.
- ✓ Fueling areas and storage areas for hazardous materials should be protected by berms or other means of catching leaks or spills. Do not store hazardous chemicals, drums, or bagged materials directly on the ground. Place these items on a pallet and under cover in secondary containment.

WHEN BMP IS TO BE INSTALLED - Immediately following installation of construction entrance and wash station.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Place waste receptacles near area of work.
- ✓ Construct protective berm or other devices around fueling and hazardous materials storage areas.
- ✓ Install appropriate signage.
- ✓ Post guidelines for proper handling, storage and disposal of materials, and emergency spill cleanup on site.

O&M PROCEDURES:

- ✓ Inspect activities on regular basis.
- ✓ Inspect storage areas and control devices at least every two weeks and after every storm.
- ✓ Make necessary corrections and repairs.

SITE CONDITIONS FOR REMOVAL - Maintain practices until all construction on the site has been completed.

TYPICAL DETAILS - General pollution prevention notes attached.

POLLUTION PREVENTION PROCEDURES

DESCRIPTION - Pollution prevention includes best management practices that need to be set up at the beginning of the project. Pollution prevention practices consist of site management considerations that do not fit into the other categories of erosion or sediment controls, such as materials inventory, good housekeeping, spill prevention and clean up, solid waste management and concrete washout. Building materials and other construction site wastes must be properly managed and disposed of to reduce the risk of pollution from materials such as surplus or refuse building materials or hazardous wastes. Practices such as trash disposal, recycling, proper material handling, and spill prevention and cleanup measures can reduce the potential for storm water runoff to mobilize construction site wastes and contaminate surface or ground water.

APPROPRIATE APPLICATION OF BMPs - The proper management and disposal of wastes should be practiced at every construction site to reduce contaminated storm water runoff. Use waste management practices to properly locate refuse piles, to cover materials that might be displaced by rainfall or storm water runoff, and to prevent spills and leaks from hazardous materials that were improperly stored.

Solid Wastes

- Designate a waste collection area on the site that does not receive a substantial amount of runoff from upland areas and does not drain directly to a water body.
- Dumpsters or other collection containers should be provided as needed and ensure that containers have lids so they can be covered before periods of rain, and keep containers in a covered area whenever possible.
- Schedule waste collection to prevent the containers from overfilling.
- Clean up spills immediately. For hazardous materials, follow cleanup instructions on the package.
- During the demolition phase of construction, provide extra containers and schedule more frequent pickups.
- Collect, remove, and dispose of all construction site wastes at authorized disposal areas in accordance with state and local laws and regulations. Contact a local environmental agency to identify these disposal sites.
- Solid waste may not be buried or burned on the site.
- Good Housekeeping on a construction site is very important. Keep the site clean.

Pesticides and Fertilizers

- Follow all federal, state, and local regulations that apply to the use, handling, or disposal of pesticides and fertilizers.
- Do not handle the materials any more than necessary.
- Store pesticides and fertilizers in a dry, covered area.

- Construct berms or dikes to contain stored pesticides and fertilizers in case of spillage.
- Follow the recommended application rates and methods.
- Have equipment and absorbent materials available in storage and application areas to immediately contain and clean up any spills that occur.

Detergents - Phosphorous and nitrogen containing detergents are used in wash water for cleaning vehicles. Excesses of these nutrients can be a major source of water pollution. Use detergents only as recommended, and limit their use on the site. Do not dump wash water containing detergents into the storm drain system; direct it to a sanitary sewer or contain it so that it can be treated at a wastewater treatment plant.

1) **HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS**

DO

- Prevent spills
- Use products up
- Follow label directions for disposal
- Remove lids from empty bottles and cans when disposing in trash
- Recycle wastes wherever possible

DONT

- Don't pour waste into sewers or waterways or on the ground
- Don't pour waste down the sink, floor drain or septic tanks
- Don't bury chemicals or containers, or dispose of them with construction debris
- Don't burn chemicals or containers
- Don't mix chemicals together
- Don't remove the original product label from the container

2) Containers shall be provided for collection of all waste material including construction debris, trash, petroleum products and any hazardous materials to be used onsite. All waste material shall be disposed of at facilities approved for that material.

3) No waste materials shall be buried on-site.

4) Mixing, pumping, transferring or otherwise handling construction chemicals such as fertilizer, lime, asphalt, concrete drying compounds, and all other potentially hazardous materials shall be performed in an area away from any water course, ditch or storm drain.

5) Equipment fueling and maintenance, oil changing, etc., shall be performed only in an area designated for that purpose. The designated area is equipped for recycling oil and catching spills.

6) Concrete wash water shall not be allowed to flow directly to storm sewers, streams, ditches, lakes, etc., without being treated. A sump or pit shall be constructed to contain concrete wash water. See additional requirements in the "Concrete Waste Management" section of this manual.

7) If substances such as oil, diesel fuel, hydraulic fluid, antifreeze, etc. are spilled, leaked, or released onto soil, the soil shall immediately be dug up and disposed of at a licensed sanitary landfill (not a construction / demolition debris landfill). Spills on pavement shall be immediately absorbed with sawdust, kitty litter or product designed for that purpose and disposed of at a licensed sanitary landfill. Hazardous or industrial wastes such as most solvents, gasoline, oil-based paints, and cement curing compounds require special handling. These materials will be removed from the site and recycled or disposed of in accordance with MoDNR requirements.

8) State law requires the party responsible for a petroleum product spill in excess of 50 gallons to report the spill to Missouri Department of Natural Resources (MoDNR) at (573) 634-2436, as soon as practical after discovery. Federal law requires the responsible party to report any release of oil if it reaches or threatens a sewer, lake, creek, stream, river, groundwater, wetland, or area, like a road ditch, that drains into one of the above.

9) The contractor / permitee should ensure adequate training is provided to the site superintendent and all field personnel, etc. on the proper protocol for reporting and cleaning up spills.

10) Manufacturer's recommended method for spill cleanup should be clearly posted and the site personnel should be made aware of the procedures and the location of the information and clean up supplies.

11) Material and equipment necessary for spill cleanup should be kept in the material storage area on site.

12) Minimize the material inventory stored on-site (e.g., only a few days' supply).

13) Do not store hazardous chemicals, drums, or bagged / boxed materials directly on the ground. Place these items on a pallet and under cover in secondary containment.

14) Storage areas shall be kept clean and well organized.

O&M PROCEDURES - The only way to be sure that waste management practices are being followed is to be aware of worker habits and to inspect storage areas regularly. Extra management time may be required to ensure that all workers are following the proper procedures. Inspect storage and use areas and identify containers or equipment that could malfunction and cause leaks or spills. Check equipment and containers for leaks, corrosion, support or foundation failure, or other signs of deterioration, and test them for soundness. Immediately repair or replace any that are found to be defective.

TYPICAL DETAILS - Not applicable.

CHECK DAM

PHYSICAL DESCRIPTION - A small dam built within a drainage swale or temporary diversion channel designed to pond water and cause sediment to settle out. Dams can be constructed of rock, sand bags, filter rolls / wattles, triangular dikes, or gravel bags. Silt fence shall not be used to construct check dams.

WHERE BMP IS TO BE INSTALLED - At intervals along drainage swales or channels. The top of the downstream check dam should be level with the base of the upstream check dam.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow:	Moderate concentrated flow
Contributing Area:	Maximum of 2 acres
Channel Slope:	Maximum of 2%

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation in contributing drainage area; immediately after construction of drainage way.

For additional information see Section 806.30 of St. Louis County's Standard Specification for Road and Bridge Construction.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Grade drainage way and compact area of check dam.
- ✓ Place rock, sand bags, filter rolls / wattles or gravel bags to required configuration perpendicular to flow.

O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove trash and leaf accumulation.
- ✓ Remove sediment buildup once it reaches ½ depth of check dam or 12" depth, whichever is less.
- ✓ Restore dam structure to original configuration to protect banks.
- ✓ Replace rock on upstream face of dam if ponding does not drain in reasonable timeframe.

SITE CONDITIONS FOR REMOVAL - Remove after contributing drainage areas have been adequately stabilized and vegetation is adequately established in drainage way. Re-grade and vegetate area of check dam.

TYPICAL DETAIL - 806-35.00

INLET PROTECTION - FABRIC DROP AND DROP IN FILTER

PHYSICAL DESCRIPTION - A woven fabric barrier braced around an area inlet or drop in type filter designed to prevent sediment from entering the storm sewer. Shallow temporary ponding during and after rainfall should be expected. Use an alternate method if flooding of driving lanes, adjacent property, etc. is possible.

WHERE BMP IS TO BE INSTALLED - At inlets designed to drain a small gently sloping area with maximum grade of 5%. Overflow capacity is limited on standard area inlets.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow:	Shallow sheet flow.
Contributing Area:	Maximum of 2 c.f.s flowing to inlet.

WHEN BMP IS TO BE INSTALLED - Immediately after placement of inlet and before construction starts on existing inlets.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Backfill, compact and uniformly grade area around inlet.
- ✓ Construct downstream berm, if required. Rock bags or sand bags may be used to construct berm.
- ✓ Drive posts or wood frame close to inlet sill so overflow will fall directly on the structure and not on unprotected soil.
- ✓ Dig trench around inlet for fabric to be buried.
- ✓ Cut required length of fabric from one roll to eliminate joints. Fasten fabric tightly around posts / frame to enhance stability.
- ✓ Backfill and compact trench.
- ✓ Install drop in type filter per manufacturer specifications.

O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove trash accumulation and sediment once it reaches depth of 6" at inlet.
- ✓ Replace loose, torn or clogged fabric.
- ✓ Repair any erosion or settlement of temporary berm downstream of inlet.
- ✓ Maintain drop in type filter per manufacturer specifications.

SITE CONDITIONS FOR REMOVAL - Remove after contributing drainage areas have been adequately stabilized. Restore area to grade and vegetate.

TYPICAL DETAIL - 806-45.12 (Single Unit)
806-45.13 (Double Unit)

SILT FENCE

PHYSICAL DESCRIPTION - Silt fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at low and down slope areas. The filter fabric should be entrenched in the ground. When installed correctly and inspected frequently, silt fence can be an effective barrier to silt leaving the site in storm water runoff.

WHERE BMP IS TO BE INSTALLED - Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 c.f.s. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (MAHB, 1995). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMPs - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow:	Sheet flow only.
Contributing Slope Length:	30-foot maximum for 3:1 slopes. 50 foot maximum for slopes between 3:1 and 10:1. 100 foot maximum for slopes under 10%.

For additional information see Section 806.70 of St. Louis County's Standard Specification for Road and Bridge Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stockpiles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Drive post for fence line.
- ✓ Dig trench to required dimensions in front of posts for fabric burial.
- ✓ Attach wire mesh to posts.
- ✓ Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench
- ✓ Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about 6 months, depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.0 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be least 5 feet long and driven or placed at a slight upstream angle into the ground to a

minimum depth of 18 inches. Depth shall be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are stapled or wired to the upslope side of the post. Staples should be a 17-gauge wire and ½ inch long. Excavate a trench to bury the bottom of the fabric fence in a "J" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

The height of the fence posts should be 38 inches (22-inch embedment) to 42 inches (18-inch embedment) above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

Alternate Construction: Install fence by slicing it into ground with specialized equipment. Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Smolen et al., 1988).

When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the upslope side of the fence. Setting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment, dress the area disturbed to give it a pleasing appearance and vegetate all bare areas as well.

O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove sediment buildup deeper than ½ the fence height or 12", whichever is less.
- ✓ Replace torn of clogged fabric; repair loose fabric.

- ✓ Repair unstable or broken posts.
- ✓ Stabilize any areas susceptible to undermining.
- ✓ Extend fence or add additional row(s) of fence if necessary to provide adequate protection.

SILTING AND DESIGN CONSIDERATIONS - The material for silt fences should be a pervious sheet of synthetic fabric such as polypropylene, nylon, and polyester or polyethylene yarn. Choose the material based on the minimum synthetic fabric requirements shown in Table 1 below.

Table 1: Temporary Silt Fence Property Requirements

Physical Property	Test Method	Units	MARV Geotextile Requirements		
			Supported Silt Fence [2]	Unsupported Silt Fence	
				Woven	Non-Woven
				Elongation ≤ 50% [1]	Elongation ≤ 50% [1]
Post Spacing (Maximum)		feet	4	4	6
Height of Wire / Polymer Fence (Minimum)		inches	30	---	---
Grab Strength (Minimum): Machine Direction Cross Machine Direction	ASTM D 4632	pounds	90 90	125 100	125 100
Permittivity (Minimum)	ASTM D 4491	sec^{-1}	0.05	0.05	0.05
Apparent Opening Size (AOS)	ASTM D 4751	Sieve Number	30	30	30
Ultraviolet Stability (Minimum) (retained strength)	ASTM D 4355	70% after 500 h of exposure			

Notes:

MARV = Minimum Average Roll Value

[1] Elongation measured in accordance with ASTM D 4632

[2] Silt Fence Support - 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength)

[3] Maximum Average Roll Value

SITE CONDITIONS FOR REMOVAL - After permanent vegetation of slope is established. Remove fence and post, re-grade trench area and vegetate.

TYPICAL DETAIL - 806-70.0

CONSTRUCTION ENTRANCE

PHYSICAL DESCRIPTION - A stabilized entrance to a construction site designed to minimize the amount of sediment tracked from the site on vehicles and equipment. Stabilization generally consists of aggregate over geogrid and geosynthetic material. Mud and sediment fall off of tires as they travel along the stabilized entrance; however, additional measures in the form of a washdown area should also be included on site. The stabilized entrance also distributes the axle load of vehicles over a larger area; thereby mitigating the rutting impact vehicles normally have on unpaved areas. See additional information in the "Construction Site Access Requirements" section of this manual.

WHERE BMP IS TO BE INSTALLED - At locations where it is safe for construction vehicles and equipment to access existing streets – preferably at location of future streets or drives.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Drainage:	Ditches or pipes, if needed, sized for 15 year, 20 minute storm; HGL 6" below surface of entrance

WHEN BMP IS TO BE INSTALLED - First order of work, along with washdown area, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Grade and compact area of construction entrance.
- ✓ Install culvert under entrance if needed to maintain positive drainage.
- ✓ Place geosynthetic material next to compacted soil, lay geogrid on top of this, and cover with aggregate, forming diversion across entrance if needed to direct runoff away from roadway.
- ✓ See Washdown Station BMP for additional steps.

O&M PROCEDURES:

- ✓ Immediately remove any mud or debris tracked onto paved surfaces.
- ✓ Remove sediment and clods of dirt from construction entrance continuously.
- ✓ Replace rock if necessary to maintain clean surface.
- ✓ Repair settled areas.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.01

CONSTRUCTION ROAD

PHYSICAL DESCRIPTION - A stabilized pathway providing vehicular access to a remote construction area designed to reduce rutting, tracking of mud in wet weather, and creation of dust in dry weather. The "roadway" can be constructed of aggregate over fabric, asphalte concrete or Portland cement concrete based on the longevity of the project, required performance, and site conditions. Roadways should follow the natural terrain to the extent possible.

WHERE BMP IS TO BE INSTALLED - On long travel paths on unpaved areas, adjacent to bodies of water, and in areas where poor soil is encountered.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Drainage:	Road ditches or pipes, if needed, sized for 15 year, 20 minute storm; HGL 6" below surface of road.

WHEN BMP IS TO BE INSTALLED - First order of work, prior to vehicles or equipment accessing remote areas.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Grade and compact area of construction road and if needed, adjacent road ditches.
- ✓ Install culvert under road if needed to maintain positive drainage.
- ✓ Place and compact roadway materials.
- ✓ Vegetate road ditches.

O&M PROCEDURES

- ✓ Remove sediment and clods of dirt from road daily.
- ✓ Remove sediment from road ditches.
- ✓ Repair settled areas.
- ✓ Replace rock if necessary to maintain clean surface.
- ✓ Remove sediment from road ditch once it is within 6" of top of road surface.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access remote areas; re-grade area and vegetate.

TYPICAL DETAIL - 806-46.02

MARK A. DOERING
CIVIL ENGINEER E-23059
MO. EXPIRATION DATE:
DECEMBER 31 2016
IL. EXPIRATION DATE:
APRIL 30 2017
MO. CORPORATE
LICENSE NO. 001347
IL. CORPORATE
LICENSE NO. 184.003035

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Old State Road & Ridge Rd Walkway

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SHEET TITLE
SWPP Details

JOB NUMBER
15019

DATE 07/26/16 DRAWN BY DWD

REVISION
09/10/16 rev. per SLCT/MSD
10/03/16 rev. per SLCT/MSD

SHEET NUMBER
C7

WASHDOWN STATION

PHYSICAL DESCRIPTION - An area located at construction entrances designed to wash sediment from the tires and undercarriage of exiting vehicles and prevent sediment from being tracked onto existing roadways.

WHERE BMP IS TO BE INSTALLED - Across or immediately adjacent to exit paths from unpaved construction sites.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Drainage: Downstream BMPs sized to treat dirty runoff from washdown station

WHEN BMP IS TO BE INSTALLED - First order of work, along with construction entrance, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION/CONSTRUCTION PROCEDURES

- ✓ Grade and compact area for drainage under washdown pad.
- ✓ Install steel-ribbed plate on frame or other support to allow a 2" drain space.
- ✓ Grade and vegetate downstream BMPs (V-ditch shown on detail).
- ✓ Install water supply and hose.
- ✓ Post sign in advance of station indicating that all exiting vehicles and equipment must use station prior to exiting site.

O&M PROCEDURES:

- ✓ Remove sediment daily.
- ✓ Repair settled areas.
- ✓ Replace rock if necessary to maintain clean surface.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.00

VEHICLE MAINTENANCE AND WASHING AREAS

DESCRIPTION - Ideally, vehicle maintenance and washing occurs in garages and wash facilities, not on active construction sites. However, if these activities must occur onsite, operators should follow appropriate BMPs to prevent untreated nutrient-enriched wastewater or hazardous wastes from being discharged to surface or ground waters. Vehicle maintenance and washing BMPs prevent construction site spills of wash water, fuel, or coolant from contaminating surface or ground water. They apply to all construction sites.

APPROPRIATE APPLICATION OF BMP - Inspect construction vehicles daily, and repair any leaks immediately. Dispose of all used oil, antifreeze, solvents and other automotive-related chemicals according to manufacturer instructions. These wastes require special handling and disposal. Used oil, antifreeze, and some solvents can be recycled at designated facilities, but other chemicals must be disposed of at a hazardous waste disposal site. Local government agencies can help identify such facilities.

Designate special paved areas for vehicle repair. To direct wash water to sanitary sewer systems or other treatment facilities, ensure that vehicle washing areas are impervious and are bermed. Use blowers or vacuums instead of water to remove dry materials from vehicles if possible. Because water alone can remove most dirt adequately, use high-pressure water spray without detergents at vehicle washing areas. If you must use detergents, avoid phosphate or organic-based cleansers to reduce nutrient enrichment and biological oxygen demand in wastewater. Use only biodegradable products that are free of halogenated solvents. Clearly mark all washing areas, and inform workers that all washing must occur in this area.

O&M PROCEDURES - Vehicle maintenance operations produce substantial amounts of hazardous and other wastes that require regular disposal. Clean up spills and dispose of cleanup materials immediately. Inspect equipment and storage containers regularly to identify leaks or signs of deterioration. Maintenance of vehicle wash areas is minimal, usually involving repairs to berms and drainage to the sanitary sewer system.

TYPICAL DETAILS - Not applicable.

CONCRETE WASTE MANAGEMENT

DESCRIPTION - The purpose of this specification is to set forth procedures and practices designed to eliminate the discharge of concrete waste materials to storm drainage systems, drainage areas, streets or watercourses, which shall be required of the contractor.

APPROPRIATE APPLICATION OF BMP - Concrete waste management procedures and practices will be implemented on construction projects as follows:

- Where concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Where slurries containing Portland cement concrete (PCC), asphalte concrete (AC) or bituminous concrete (BC) are generated, such as from saw cutting, coring, grinding, grooving and hydro-concrete demolition.
- Where concrete trucks and other concrete-coated equipment are washed on-site, when approved by the Resident Engineer or Construction Inspector.
- Where mortar-mixing station exist.

AWARENESS / ENFORCEMENT

- Contractor's and / or permit holder's superintendent or representative shall oversee and enforce concrete waste management procedures.
  - ➢ Discuss the concrete management techniques described in this BMP (such as handling of concrete waste and washout) with the ready-mix concrete supplier before any deliveries are made.
- The site superintendent shall make drivers aware of the presence of the concrete waste management facilities. The site superintendent should post signage indicating the location and designated use of the concrete waste management areas, and provide careful oversight to inspect for evidence of improper dumping of concrete waste and wash water.

IMPLEMENTATION

- Contractors, private individuals, public agencies, etc. using concrete material, shall incorporate requirements for concrete waste management into material supplier and subcontractor agreements. Include requirements in contracts with concrete delivery companies that drivers must use designated concrete washout facilities.
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- Cover the structures before predicted rainforms to prevent overflows.
- Monitor on site concrete waste storage and disposal procedures at least weekly or as directed by the Resident Engineer or Construction Inspector.

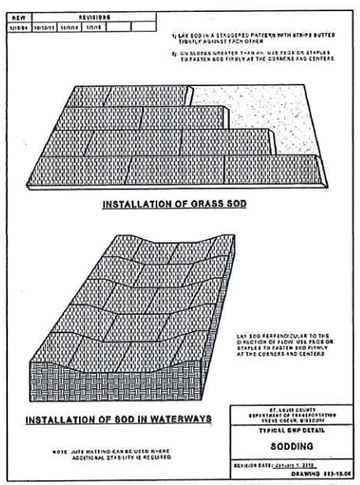
- In St. Louis County, the contractor is required by Missouri State Law (10 CSR 10-6.170) and County Ordinance (612.340) to control fugitive dust blown from the construction site, signal installation, etc. Dust control, including saw-cut material etc., on the construction site shall be monitored for safety purposes and to prevent nuisances. The contractor / permitee shall apply reasonable measures to control dust and particulate matter (of any size or source) due to roadway / construction traffic, grading, clearing and grubbing, building demolition, saw-cutting etc. from migrating off the site of origin. Operations residue from grinding, saw-cutting etc. should be picked up (cleaned-up) by means of a vacuum device or swept up. Compressed or blown air may be used to clean negligible residual dust that the vacuum or sweeping did not clean up, as long as the above dust control procedures (and law and ordinance) are met. Saw cutting residue, slurry or dry, should not be allowed to enter storm drains or watercourses. Saw cutting residue should not be allowed to flow across the pavement and should not be left on the surface of the pavement when traffic is present, when precipitation is anticipated before cleanup or overnight. In approved locations, saw-cut slurry may flow into the dirt (where it can soak into the ground) adjacent to the saw-cutting operation and be buried, on site, 2' minimum below finished grade. Other dust control and clean-up procedures may be acceptable as approved by the Engineer or St. Louis County. See additional Concrete Waste Management requirements in this Manual.

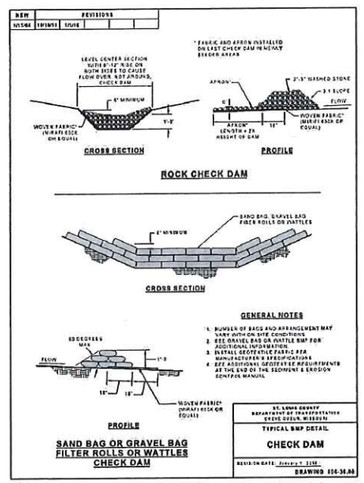
WASHOUT AREA PROTOCOL

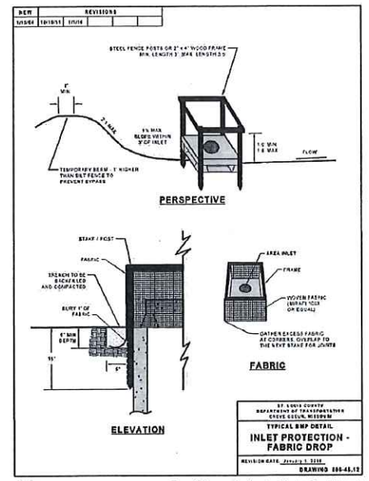
- Contain concrete washout on site or take it offsite for disposal in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- For onsite washout:
  - ➢ Locate washout area on site at least 50 feet from storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough to contain liquid and solid waste. Locate it in a dirt area where the liquid portion of the washout can soak into the ground. They are preferably built belowgrade to prevent breaches and reduce the likelihood of runoff. Discontinue use of the washout once it reaches 75% capacity. Washouts should be sized to handle solids and wash water to prevent overflow. It is estimated that 7 gallons of wash water are used to wash one truck chute and 50 gallons are used to wash out the hopper of a concrete pump. Implement a maintenance schedule for washout areas.
  - ➢ Temporary washout facilities should have pit or bermed areas of sufficient volume to completely contain all liquid and waste concrete materials generated during washout procedures.
  - ➢ Wash out wastes into the pit where the concrete can set, be broken up, and used on site; or buried on site; or disposed of properly.
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose of in the trash.
- Do not place concrete wash water in a pit that is connected to the storm drain system or that drains to nearby waterways.

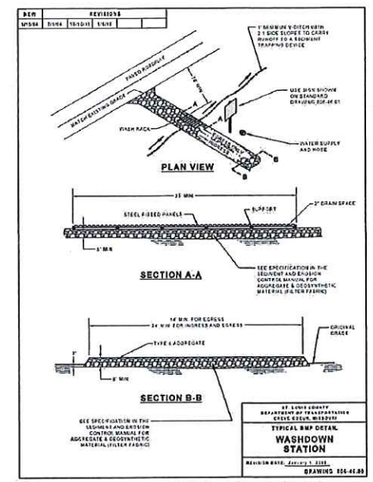
- Locate concrete washout facilities in an area that allows convenient access for concrete trucks, preferably near the area where the concrete is being poured. Appropriate gravel or rock should cover paths to concrete washout facilities if the facilities are located on undeveloped property. These areas should be far enough away from other construction traffic to reduce the likelihood of accidental damage and spills. The number of facilities you install should depend on the expected demand for storage capacity. On large sites with extensive concrete work, place washouts in multiple locations for ease of use. If the dried concrete washout is buried on the site it shall have a 2-foot cover minimum. The 2-foot cover shall match with surrounding finished grade.
- Concrete washout out in areas other than those designated for such activity, shall be cleaned up by the contractor.
- Install signage adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
- Perform washout of concrete mixers, delivery trucks and other delivery systems in designated areas only.
- Wash out concrete from concrete pumper bins into concrete pumper trucks and discharge into designated washout area.
- Equipment that cannot be easily moved, such as concrete pavers, shall only be washed in designated areas that do not drain to waterways or storm drain systems.
- Backfill and repair holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities.
- Wash out concrete on site into a future designated final concrete pour location. This location cannot be within 50 feet of a storm or sanitary sewer; or water course, or where it can drain off site. The washout cannot jeopardize the integrity of the final concrete pour. Concrete to be removed from the site shall be disposed of in conformance with the provisions in Standard Specification Manual, Section 202, all as directed by the Engineer. No additional payment will be made for complying with the above specification.
- A self-contained and watertight container may be used to control, capture, and contain concrete wastewater and washout material. The container must be portable and temporary, damage resistant, protect against spills and leaks, and sized to handle solids and wash water to prevent overflow. The container should be emptied and cleaned when 75% of its capacity is reached. After all liquids evaporate or are pumped or vacuumed, and the remaining slurry solidified, the Contractor may bury the solids on site. On County roadway projects, the solids may be buried on site if approved by the Engineer. In either case, solids shall be buried a minimum of 2 feet below finished grade. Disposal of container contents that are removed from the site shall be made at an approved landfill. In order to prevent overflows caused by natural occurrences and to provide security for safety purposes and against acts of vandalism, the container shall be covered at the end of each workday and remain covered until the beginning of the next workday. The cover shall remain on site with the container at all times. Container shall be free of liquids during any on-site relocation process or transport to another site. On County roadway projects, location(s) for the container shall be approved by the Engineer.

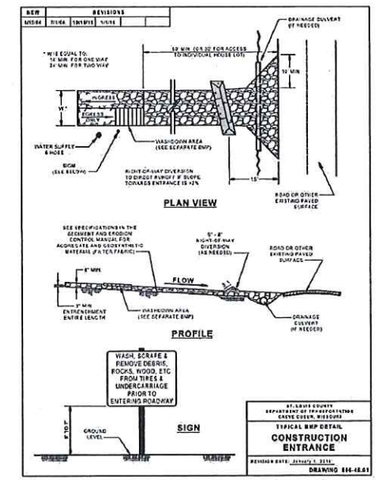
TYPICAL DETAIL - 806-48.03

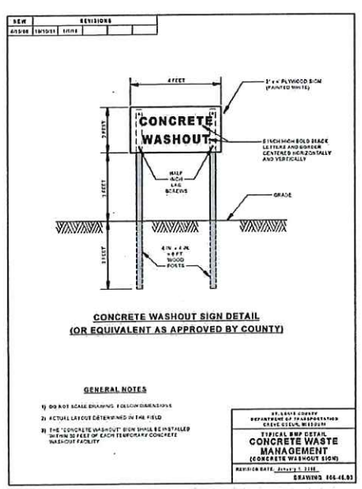


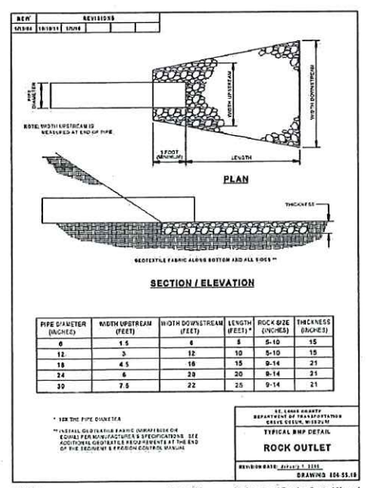




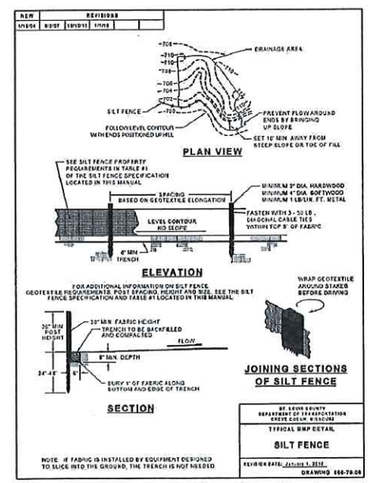








PIPE DIAMETER (INCHES)	WIDTH UPSTREAM (FEET)	WIDTH DOWNSTREAM (FEET)	LENGTH (FEET)*	ROCK SIZE (INCHES)	THICKNESS (INCHES)
6	1.5	6	5	5-10	15
12	3	12	10	5-10	15
18	4.5	18	15	9-14	21
24	6	24	20	9-14	21
30	7.5	30	25	9-14	21



SLC HT #3266 -- MSD P-30949-00 -- BASE MAP-24U2

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SHEET TITLE
SWPP Details

JOB NUMBER
15019

DATE 07/26/16 DRAWN BY DWD

REVISION
09/10/16 rev. per SLCT/MSD
10/03/16 rev. per SLCT/MSD

SHEET NUMBER
C8

STATE OF MISSOURI
MARK A. DOERING
NUMBER E-23059
PROFESSIONAL ENGINEER

MARK A. DOERING
CIVIL ENGINEER E-23059
MO. EXPIRATION DATE:
DECEMBER 31 2016
IL. EXPIRATION DATE:
APRIL 30 2017
MO. CORPORATE
LICENSE NO. 001347
IL. CORPORATE
LICENSE NO. 184.003035

NOTE:
1. FOR DRAINAGE AREA ONLY THIS SHEET NOT TO BE USED FOR CONSTRUCTION.

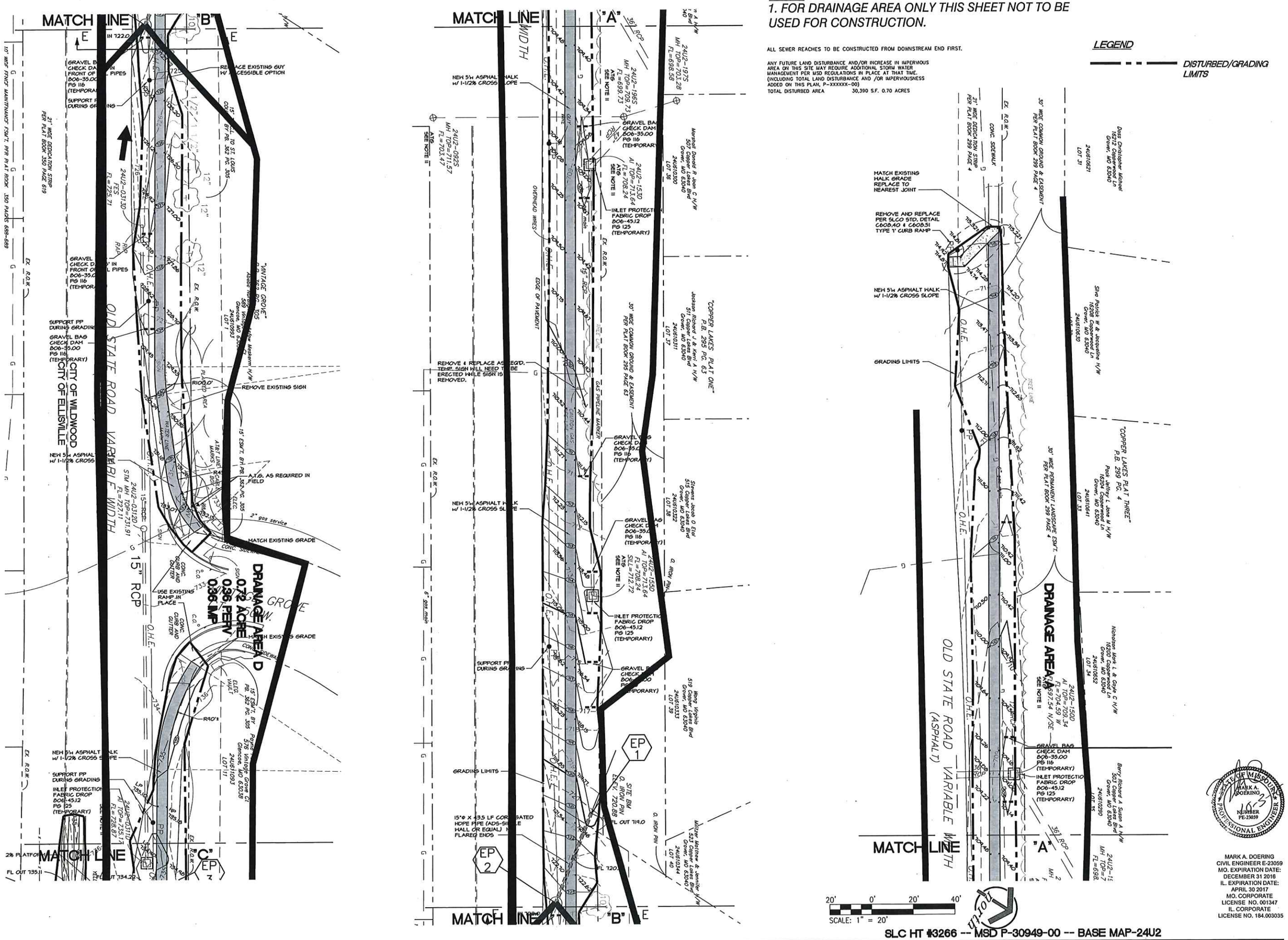
ALL SEWER REACHES TO BE CONSTRUCTED FROM DOWNSTREAM END FIRST.

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME. (INCLUDING TOTAL LAND DISTURBANCE AND /OR IMPERVIOUSNESS ADDED ON THIS PLAN, P-XXXXXX-00)

TOTAL DISTURBED AREA 30,390 S.F. 0.70 ACRES

LEGEND

DISTURBED/GRADING LIMITS



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SHEET TITLE
Drainage Area Map

JOB NUMBER
15019

DATE 07/26/16 DRAWN BY DWD

REVISION
09/10/16 rev. per SLCT/MSD
10/03/16 rev. per SLCT/MSD

SHEET NUMBER
C9

STATE OF MISSOURI
MARK A. DOERING
NUMBER PE-23059
PROFESSIONAL ENGINEER

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CIVIL ENGINEER E-23059
MO. EXPIRATION DATE:
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IL. EXPIRATION DATE:
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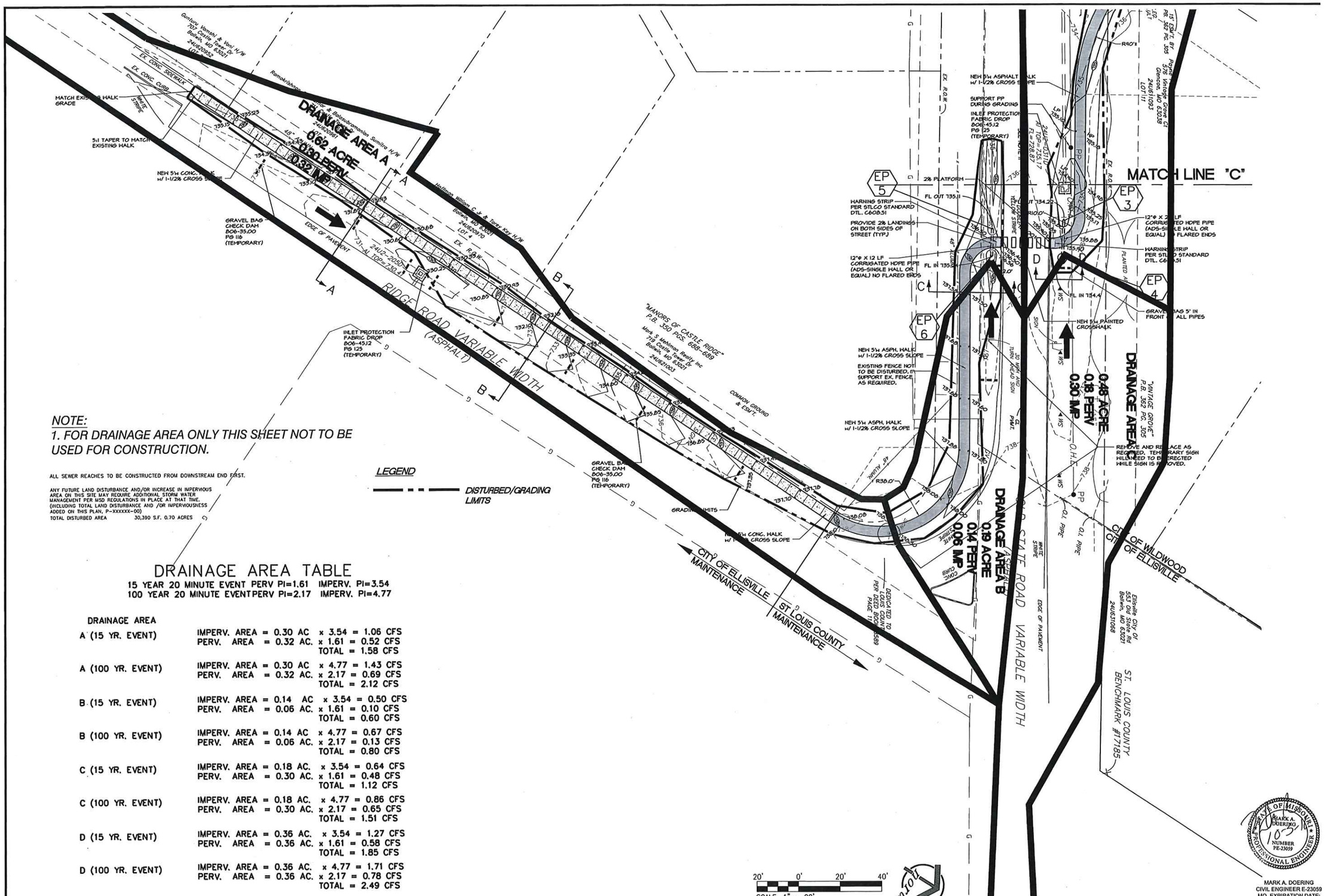

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TOTAL DISTURBED AREA 30,390 S.F. 0.70 ACRES

LEGEND

DISTURBED/GRADING LIMITS

DRAINAGE AREA TABLE

15 YEAR 20 MINUTE EVENT PERV PI=1.61 IMPERV. PI=3.54
100 YEAR 20 MINUTE EVENT PERV PI=2.17 IMPERV. PI=4.77

DRAINAGE AREA			
A (15 YR. EVENT)	IMPERV. AREA = 0.30 AC	x 3.54 = 1.06 CFS	
	PERV. AREA = 0.32 AC.	x 1.61 = 0.52 CFS	
		TOTAL = 1.58 CFS	
A (100 YR. EVENT)	IMPERV. AREA = 0.30 AC	x 4.77 = 1.43 CFS	
	PERV. AREA = 0.32 AC.	x 2.17 = 0.69 CFS	
		TOTAL = 2.12 CFS	
B (15 YR. EVENT)	IMPERV. AREA = 0.14 AC	x 3.54 = 0.50 CFS	
	PERV. AREA = 0.06 AC.	x 1.61 = 0.10 CFS	
		TOTAL = 0.60 CFS	
B (100 YR. EVENT)	IMPERV. AREA = 0.14 AC	x 4.77 = 0.67 CFS	
	PERV. AREA = 0.06 AC.	x 2.17 = 0.13 CFS	
		TOTAL = 0.80 CFS	
C (15 YR. EVENT)	IMPERV. AREA = 0.18 AC.	x 3.54 = 0.64 CFS	
	PERV. AREA = 0.30 AC.	x 1.61 = 0.48 CFS	
		TOTAL = 1.12 CFS	
C (100 YR. EVENT)	IMPERV. AREA = 0.18 AC.	x 4.77 = 0.86 CFS	
	PERV. AREA = 0.30 AC.	x 2.17 = 0.65 CFS	
		TOTAL = 1.51 CFS	
D (15 YR. EVENT)	IMPERV. AREA = 0.36 AC.	x 3.54 = 1.27 CFS	
	PERV. AREA = 0.36 AC.	x 1.61 = 0.58 CFS	
		TOTAL = 1.85 CFS	
D (100 YR. EVENT)	IMPERV. AREA = 0.36 AC.	x 4.77 = 1.71 CFS	
	PERV. AREA = 0.36 AC.	x 2.17 = 0.78 CFS	
		TOTAL = 2.49 CFS	

STATE OF MISSOURI
MARK A. DOERING
NUMBER PE-23059
PROFESSIONAL ENGINEER

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CIVIL ENGINEER E-23059
MO. EXPIRATION DATE:
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MO. CORPORATE
LICENSE NO. 001347
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LICENSE NO. 184.003035

SLC HT #3236 -- MSD P-30949-00 -- BASE MAP-24U2

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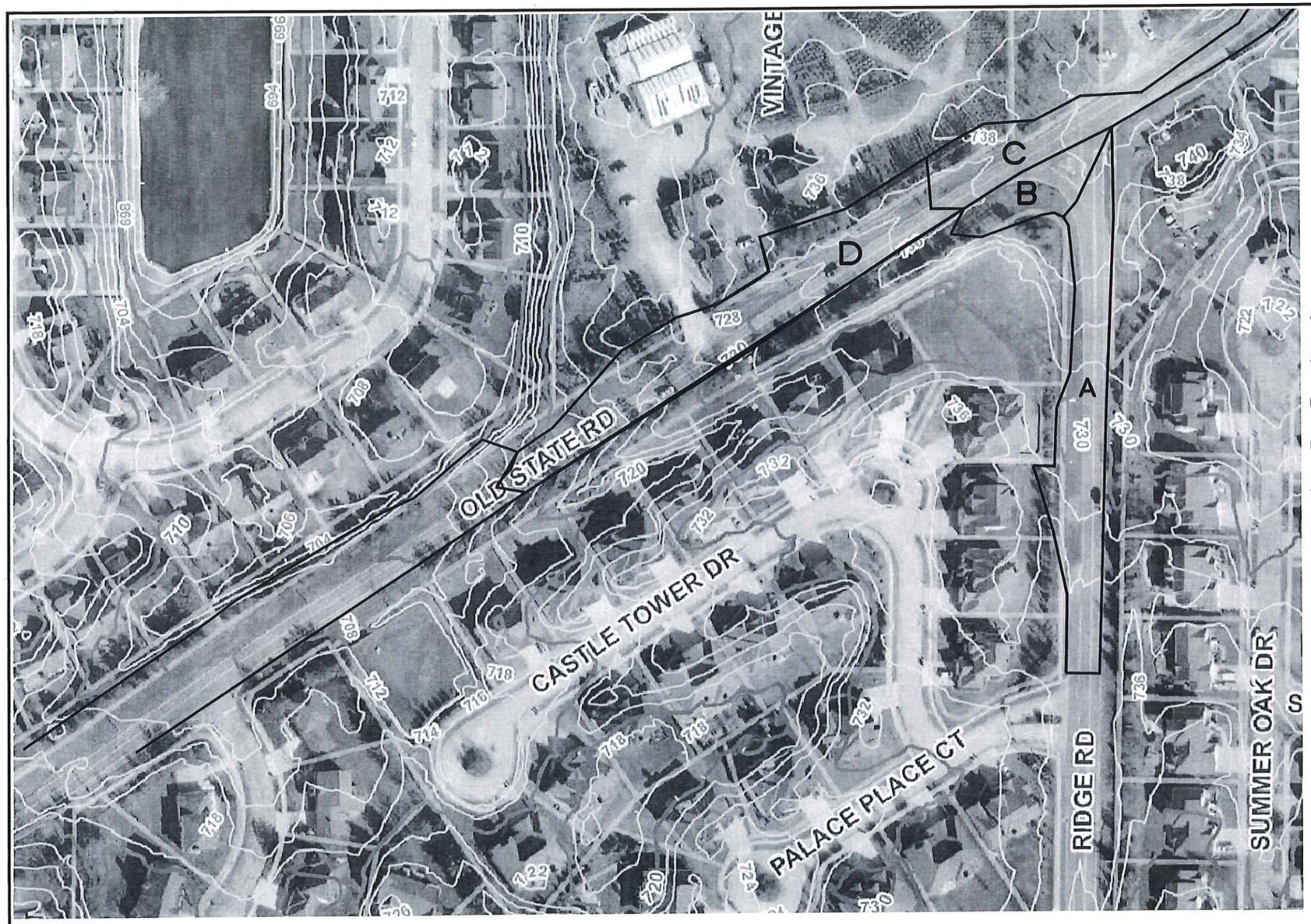
SHEET TITLE
Drainage Area Map

JOB NUMBER
15019

DATE 07/26/16 DRAWN BY DWD

REVISION
09/10/16 rev. per SLCT/MSD
10/03/16 rev. per SLCT/MSD

SHEET NUMBER
C10



DRAINAGE AREA TABLE

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DRAINAGE AREA			
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		TOTAL = 1.58 CFS	
A (100 YR. EVENT)	IMPERV. AREA = 0.30 AC	x 4.77 = 1.43 CFS	
	PERV. AREA = 0.32 AC.	x 2.17 = 0.69 CFS	
		TOTAL = 2.12 CFS	
B (15 YR. EVENT)	IMPERV. AREA = 0.14 AC	x 3.54 = 0.50 CFS	
	PERV. AREA = 0.06 AC.	x 1.61 = 0.10 CFS	
		TOTAL = 0.60 CFS	
B (100 YR. EVENT)	IMPERV. AREA = 0.14 AC	x 4.77 = 0.67 CFS	
	PERV. AREA = 0.06 AC.	x 2.17 = 0.13 CFS	
		TOTAL = 0.80 CFS	
C (15 YR. EVENT)	IMPERV. AREA = 0.18 AC.	x 3.54 = 0.64 CFS	
	PERV. AREA = 0.30 AC.	x 1.61 = 0.48 CFS	
		TOTAL = 1.12 CFS	
C (100 YR. EVENT)	IMPERV. AREA = 0.18 AC.	x 4.77 = 0.86 CFS	
	PERV. AREA = 0.30 AC.	x 2.17 = 0.65 CFS	
		TOTAL = 1.51 CFS	
D (15 YR. EVENT)	IMPERV. AREA = 0.36 AC.	x 3.54 = 1.27 CFS	
	PERV. AREA = 0.36 AC.	x 1.61 = 0.58 CFS	
		TOTAL = 1.85 CFS	
D (100 YR. EVENT)	IMPERV. AREA = 0.36 AC.	x 4.77 = 1.71 CFS	
	PERV. AREA = 0.36 AC.	x 2.17 = 0.78 CFS	
		TOTAL = 2.49 CFS	

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SHEET TITLE
Overall
DAM

JOB NUMBER
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SHEET NUMBER
C11

STATE OF MISSOURI
MARK A. DOERING
NUMBER PE-23059
PROFESSIONAL ENGINEER
10-3-16

MARK A. DOERING
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DECEMBER 31 2016
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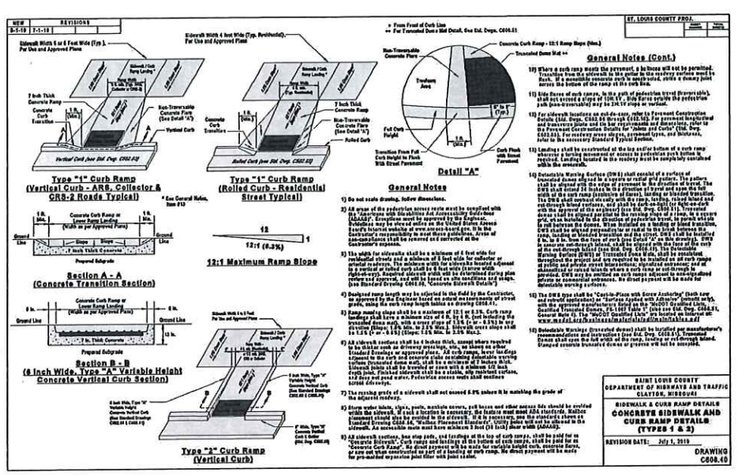
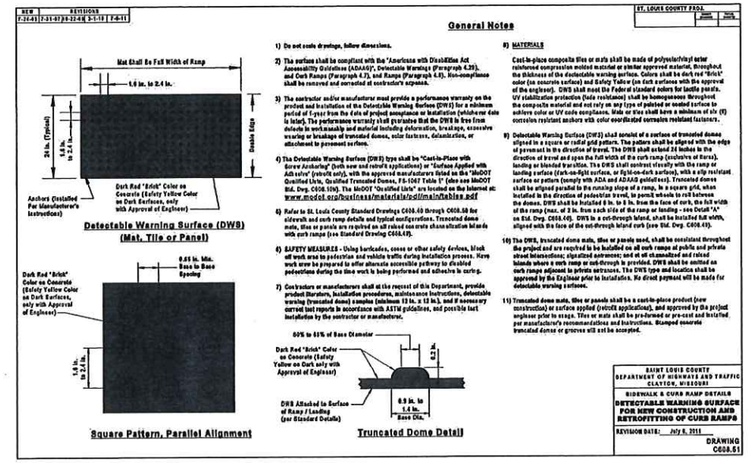
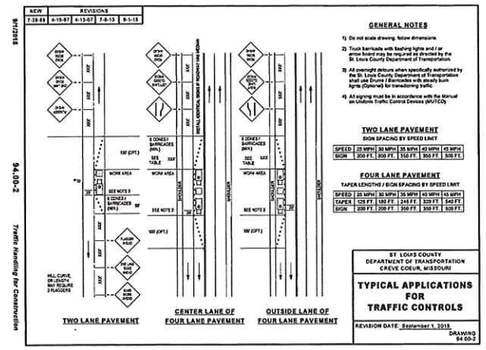
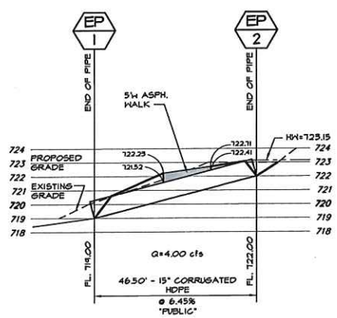
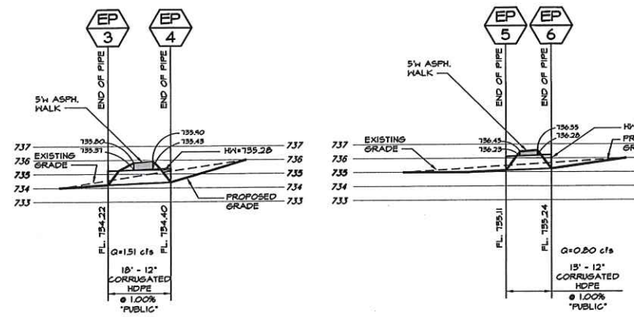
SLC HT #3266 -- MSD P-30949-00 -- BASE MAP-24U2





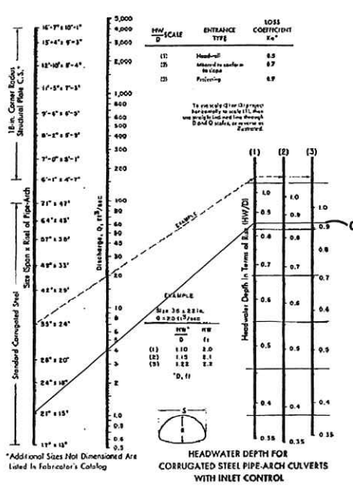




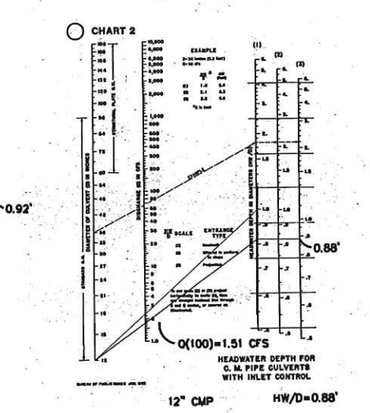


STORM SEWER PROFILE

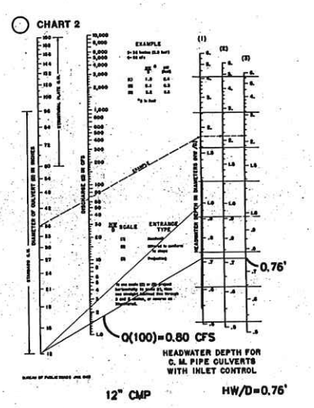
SCALE 1"=5' VERT.
SCALE 1"=20' HORZ.



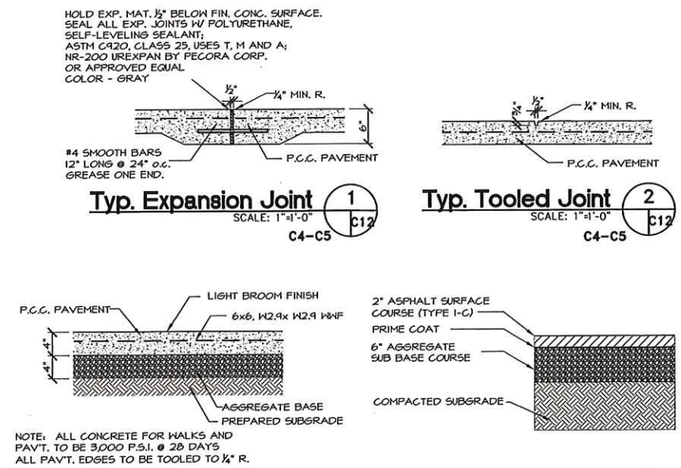
INLET CONTROL AT EP 2
(DRAINAGE AREA C AND D) Q=4.00 CFS
D=1.25 x 0.92= 1.15
HW= 722.00 + 1.15 = 723.15

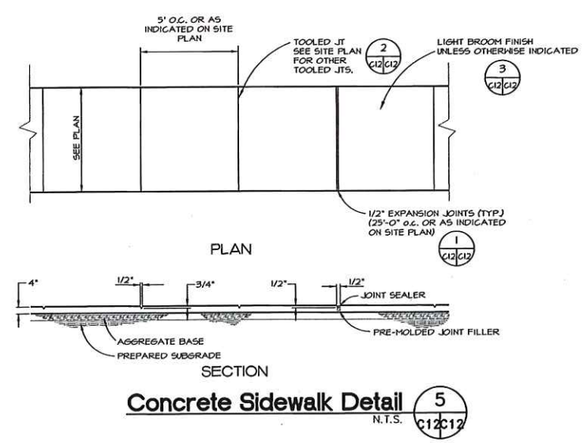


INLET CONTROL AT EP 4
(DRAINAGE AREA B)
Q=1.51 CFS
D=1.00 x 0.88 = 0.88
HW= 734.40 + 0.88 = 735.28



INLET CONTROL AT EP 6
(DRAINAGE AREA A)
Q=0.80 CFS
D=1.00 x 0.76 = 0.76
HW= 735.24 + 0.76 = 736.00





SLC HT #3266 -- MSD P-30949-00 -- BASE MAP-24U2

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Telephone: (314) 487-6913
Fax: (314) 843-1718

Old State Road & Ridge Rd Walkway

WILDWOOD, MISSOURI

OWNER
City of Wildwood
16860 Main Street
Wildwood, MO 63040
Ph: 636-458-0440
Fax: 636-458-6969
www.cityofwildwood.com

SHEET TITLE
Profiles/
Hydraulics/
Details

JOB NUMBER
15019

DATE 07/26/16 DRAWN BY DWD

REVISION
09/10/16 rev. per SLCT/MSD
10/03/16 rev. per SLCT/MSD

SHEET NUMBER
C12

STATE OF MISSOURI
MARK A. DOERING
NUMBER PE-23059
PROFESSIONAL ENGINEER

MARK A. DOERING
CIVIL ENGINEER E-23059
MO. EXPIRATION DATE:
DECEMBER 31 2016
IL. EXPIRATION DATE:
APRIL 30 2017
MO. CORPORATE
LICENSE NO. 001347
IL. CORPORATE
LICENSE NO. 184.003035

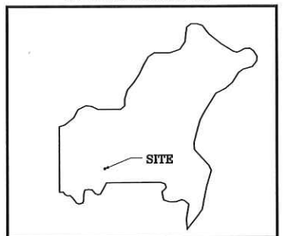
FILL NOTES
1. PLOW EXISTING SURFACE TAKING CARE TO NOT COMPACT EXISTING SOIL
2. ADD SOIL GROUP II (CERTIFIED SILTY LOAM) WITH FRONT AND BACK SLOPES
3. SEED AND STRAW TO PREVENT EROSION

APPROXIMATELY 115 CY OF SOIL REQUIRED

FILL CROSS SECTION
NTS

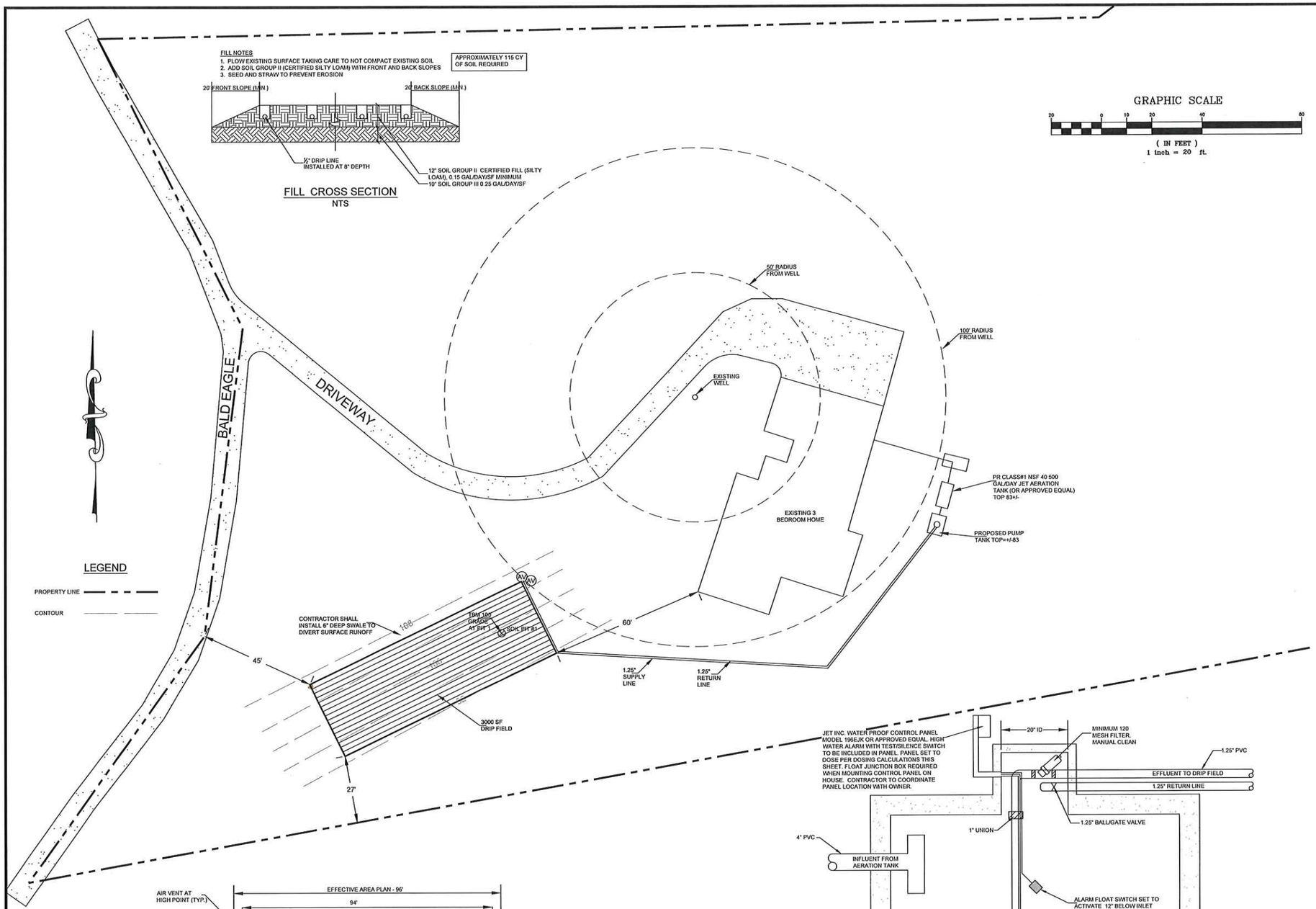
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ST. LOUIS COUNTY, MO



LOCATION MAP
(NOT TO SCALE)

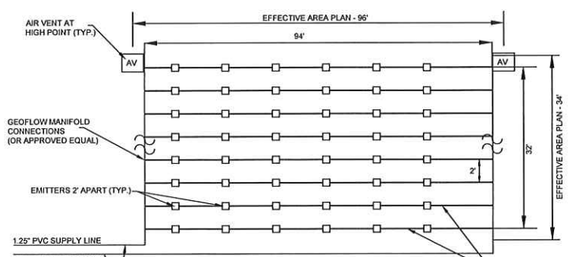
FOOD ZONE X
F.I.R.M. 29189C0290K AUGUST 2, 1995
LOC# 26U510048



LEGEND

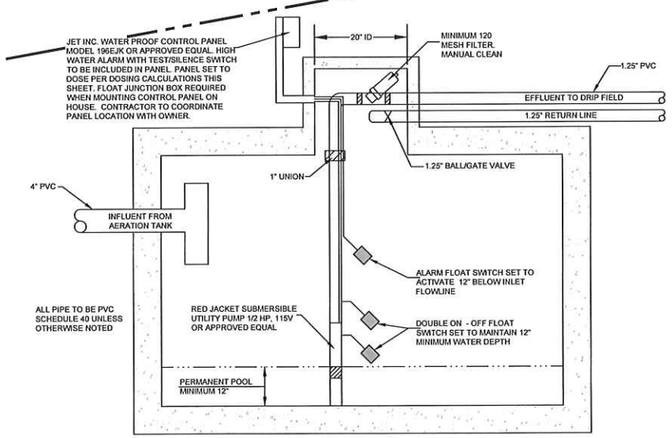
PROPERTY LINE

CONTOUR



LOOPED ENDS WILL BE ALLOWED AS APPROVED BY DRIP MANUFACTURER

DRIP FIELD SCHEMATIC PLAN PER ZONE
NTS



1000 GALLON PUMP TANK
NTS

GENERAL NOTES

1. CONSTRUCTION OF THE ONSITE SEWAGE DISPOSAL SYSTEM SHALL COMPLY WITH THE MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES AS AMENDED BY ST. LOUIS COUNTY AND THE SOILS REPORT BY ONSITE SOILS DATED 12/14/2016.
2. SIZE, LOCATION, AND TYPE OF DISPOSAL SYSTEM SHALL NOT BE MODIFIED WITHOUT AUTHORIZATION FROM THE ENGINEER AND ST. LOUIS COUNTY.
3. CONTOURS AND ELEVATIONS BASED ON TBM 100
4. PLANS FOR THE ONSITE DISPOSAL SYSTEM WERE PREPARED TO MEET MINIMUM STANDARDS PER STATE AND COUNTY REQUIREMENTS. GANEY ENGINEERING LLC DOES NOT REPRESENT NOR WARRANT PROPER OPERATION OR FUNCTION OF INSTALLED SYSTEM FOR ANY PERIOD OF TIME.
5. ALL STORM WATER RUNOFF FROM THE DWELLING AND SURFACE RUNOFF SHALL BE DIVERTED AROUND AND NOT BE ALLOWED TO ENTER THE SYSTEM.

ONSITE WASTEWATER TREATMENT OPERATION AND MAINTENANCE

PROPER OPERATION AND MAINTENANCE IS REQUIRED FOR THE ONSTIE WASTEWATER TREATMENT SYSTEM TO FUNCTION PROPERLY. KING SEPTIC SERVICE ENGINEERING RECOMMENDS A MAINTENANCE AGREEMENT WITH A QUALIFIED PROVIDER. OWNER IS EXPECTED TO FOLLOW GUIDELINE LOCATED WITHIN THE AERATION TANK SERVICE MANUAL.

SOIL EVALUATION

ON-SITE SOILS, COPY ATTACHED
MATTHEW W. ROTH, SOIL SCIENTIST
DECEMBER 14, 2016

ONSITE WASTEWATER TREATMENT DESIGN

APPLICATION RATE OF 0.15 GAL/SF/DAY FOR A ALTERNATIVE ABSORPTION IN SILTY LOAM FILL
EXISTING 3 BEDROOM HOME = 120 GAL/DAY/BEDROOM X 3 = 360 GAL/DAY
(360 GAL/DAY) / (0.15 GAL/SF/DAY) = 2400 SF OF DRIP FIELD REQUIRED
3000 SF OF DRIP FIELD PROPOSED
PROPOSED CLASS #1 NSF 40 - 500 GAL/DAY JET AERATION TANK (OR APPROVED EQUAL)

Ganey Engineering LLC Drip Flow Calculations

Job Description:	*1408 Bald Eagle*
Contact:	*Cathy Ferguson*
Prepared by:	*Pete Ganey*
Date:	*20-Dec-16*

Please fill in the shaded areas and drop down menus
This spreadsheet serves as a guide, and is not a complete hydraulic design.

Worksheet 1- Field Flow

Total field

Total Quantity of effluent to be disposed per day	360	gallons / day
Hydraulic loading rate	0.15	gallons / sq. ft. / day
Minimum Disperal Field Area	2,400	square ft.
Total Disperal Field Area	3,000	square ft.

Flow per zone

Number of Zones	1	zone(s)
Disperal area per zone	3,000	square ft.
Choose line spacing between WASTEFLOW lines	2	ft.
Choose emitter spacing between WASTEFLOW emitter	2	ft.
Total lineal ft per zone (minimum required)	1,500	ft. per zone
Total number of emitters per zone	750	emitters per zone
Select Wasteflow drip line (16mm)	Wasteflow PC - 1 gph	drip line
Pressure at the beginning of the drip field	20	psi
Feet of Head at the beginning of the drip field	46.2	ft.
What is the flowrate per emitter in gph?	1.00	gph
Dose flow per zone	12.75	gpm

If required, choose flush velocity	0.5	ft/sec
How many lines of WASTEFLOW per zone?	16	lines
Fill in the actual length of longest drip line lateral	94	ft.
Equivalent length including flush requirement	137.2847017	
Flush flow required at the end of each drip line	0.37	gpm
Total Flow per zone- worst case scenario	18.67	gpm

Select Filters and zone valves

Select Filter Type	Vortex Screen Filter	
Recommended Filter (6mm no.)	APIE-1F	1" Screen Filter 6-20gpm
Select Zone Valve Type	Electric Solenoid	
Recommended Zone Valve (6mm no.)	6	0

Dosing

Number of doses per day / zone	12	doses
Time ON - Pump run time per dose zone	2.21	mins secs
Time OFF - Pump off time between doses	1.57	hrs mins
Per Zone - Pump run time per day/zone	0.28	hrs mins
All Zones - Number of doses per day / all zones	12	doses / day
Allow time for field to pressurize	0:00:30	hrs mins secs
Filter flush timer	0:02:20	hrs mins secs
Drain timer	0:05:00	hrs mins secs
Field flush timer	0:01:00	hrs mins secs
Field flush counter	3	cycles
Time required to complete all functions per day	1:50	hrs mins
Dose volume per zone	30	gallons per dose

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

GANEY ENGINEERING LLC AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. GANEY ENGINEERING LLC HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

PREPARED FOR:
OWNER
CATHY FERGUSON

PAUL R. GANEY
MO# PE-2010019544
GANEY ENGINEERING LLC
P.O. BOX 308
ARNOLD, MO 63010
PH. (314) 973-0377
e-mail: ganeyengineering@yahoo.com

1408 BALD EAGLE ROAD
WILDWOOD, MO 63038

JOB# 216-693

SITE PLAN

12/20/2016 | 1 of 1

BILL #2240 **ORDINANCE #2240**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH GERSHENSON CONSTRUCTION, INC., FOR CONSTRUCTION OF THE WOODS ROAD BRIDGE REPLACEMENT PROJECT, INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS.

WHEREAS, the City of Wildwood has planned an improvement project to replace the Woods Road Bridge over Hamilton Creek located immediately west of State Route 109; and

WHEREAS, the City of Wildwood entered into a federal funding agreement with the Missouri Highways and Transportation Commission which will reimburse the City for 80% of the project's construction cost, up to $648,000; and

WHEREAS, the Planning and Zoning Commission reviewed the project and approved the Site Development Plan; and

WHEREAS, the Department of Public Works, has completed engineering plans and specifications for the project, which led the City to solicit bids during November 2016; and

WHEREAS, seven (7) bids were submitted by different companies, all of which were competitive and met the requirements set forth by the City for this project; and

WHEREAS, the bid from Gershenson Construction, Inc., in the amount of $581,682.00, was the lowest responsible bid received; and

WHEREAS, the Administrative and Public Works Committee reviewed the bids, and recommended awarding a contract to Gershenson Construction, Inc., to construct this project at a contract amount of $581,682.00;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. That the form, terms, and provisions of the Contract by and between the City of Wildwood, Missouri, and Gershenson Construction, Inc., for construction of the Woods Creek Road Bridge Replacement Project, including traffic control and other incidental items as shown on the construction drawings and specifications, attached hereto, marked as **Exhibit A**, and incorporated by reference herein, be and they hereby are approved and the Mayor is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Contract in substantially the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Contract and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the Contract and this Ordinance.

Section Two. The total expenses and liability of the City under the contract shall not exceed a contract sum of $581,682.00, except that the Director of Public Works may, by written change order, increase the scope of the work pursuant to the same contract rates and terms in an amount not to exceed a total authorization under this ordinance of $639,682.00.

Section Three. This Ordinance shall be in full force and effect from and after its passage and approval.

Section Four. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Five. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

This Bill was passed and approved this ____ day of _____, 2017, by the Council of the City of Wildwood, Missouri, after having been read by title or in full two times prior to passage.

_____	_____
Presiding Officer	James R. Bowlin, Mayor
ATTEST:	ATTEST:
_____	_____
City Clerk	City Clerk

EXHIBIT A

City of Wildwood

CITY-CONTRACTOR AGREEMENT

This City–Contractor Agreement "Agreement" is made and entered into this _____day of_____, 20____, by and between the City of Wildwood, Missouri (hereinafter called the "City") and **Gershenson Construction Company, Inc.**, with offices located at **2 Truitt Drive, Eureka, MO 63025** (hereinafter called the "Contractor").

WITNESSETH:

The Contractor and the City, for the consideration set forth herein, agree as follows:

ARTICLE I

The Contract Documents

The Contract Documents, hereby placed on file with the City Clerk, consist of the General Conditions of City-Contractor Agreement, State Wage Determination, Non-Collusion Affidavit, Performance Payment Bond, Specifications, Drawings, the Construction Schedule, all Addenda, and all Modifications issued after execution of this Agreement, which together with this Agreement form the entire agreement, obligations and duties of the parties, and are all as fully a part of the Agreement as if attached to this Agreement or repeated herein. All definitions set forth in the General Conditions of City-Contractor Agreement are applicable to this Agreement.

ARTICLE II

Scope of Work

The Contractor, acting as an independent contractor, shall do everything required by the Contract Documents (the "Work") and shall timely complete the project in strict compliance with all requirements and specifications set forth in the Contract Documents. Contractor represents and warrants that it has special skills which qualify it to perform the Work in accordance with the Contract Documents, and that it is free to perform all such Work and is not a party to any other agreement, written or oral, the performance of which would

prevent or interfere with the performance, in whole or in part, of the Work. All Work shall be performed in compliance with all applicable federal, state, and City laws and regulations, including but not limited to all grading, construction and zoning ordinances of the City.

ARTICLE III

Time of Completion

All time limits stated in the Contract Documents are of the essence. The Work to be performed here under shall commence within ten (10) days of the date of the written notice to proceed from the City to the Contractor. Working days for the completion of the Work have been established. The count of working days will start on the date the Contractor starts any construction operations on this project and all Work shall be completed within the working days specified below.

Calendar Days : **120**

Should the Contractor, or in case of default, the surety, fail to complete the Work within the working days or the completion date specified, whichever occurs first, a deduction of the amount stipulated in Article V will be made for each day that the Work remains uncompleted.

ARTICLE IV

The Contract Sum and Payments

The City shall pay the Contractor for the performance of the Work the total sum of $ **581,682.00** (the "Contract Sum") based upon Applications for Payment submitted by the Contractor on or before the twentieth (20th) day of the month for Work completed in accordance with the General Conditions in the following manner:

(1) On or about the tenth (10th) day of each following month, ninety percent (90%) of the portion of the Contract Sum properly allocable to labor, materials and equipment incorporated into the Work, and ninety percent (90%) of the portion of the Contract Sum

properly allocable to materials and equipment suitably stored at the site to be incorporated into the Work, through the period ending up to the twentieth (20th) of the preceding month, less the aggregate of all previous progress payments;

(2) Upon completion of the Work, a sum sufficient to increase the total payments to ninety percent (90%) of the Contract Sum; and

(3) Final payment within 60 days after the Work is fully completed and accepted by the City and the Work fully performed.

(4) The retainage amount withheld by subsections (1) and (2) above shall not exceed any maximum amount permitted by law

ARTICLE V

Performance of the Work

(a) Within seven (7) calendar days after being selected, the Contractor shall prepare and submit for the City's approval (1) a Construction Schedule for the Work in a bar chart format which Construction Schedule shall indicate the dates for starting and completing the various stages of construction and (2) a Traffic Control Plan indicating the location of all proposed signage, detours and road closures throughout the project which adequately address the traffic control plan of the proposed Work. All traffic control shall be according to the standards of the Manual on Uniform Traffic Control Devices developed by the Federal Highway Administration. The Notice To Proceed shall be issued within 10 working days of the selection, however, no Work will commence until the Contractor's Construction Schedule and traffic control plan are submitted and approved by the City. The Contractor shall be required to substantially finish portions of the Work as designated by the Director of Public Works prior to continuation of further Work remaining on the project. This may include backfilling, seeding, or cleanup as designated by the Director of Public Works.

(b) Completion of the Work in accordance with the time limits set forth in the Construction Schedule is an essential condition of the Agreement. If the Contractor fails

to complete the Work in accordance with the Construction Schedule, unless the delay is excusable under the provisions of Article VI hereof, the Contractor shall pay the City, as liquidated damages and not as a penalty, the sum of $_**950.00**_ for each calendar day the Contractor fails to comply with the Construction Schedule. The total amount so payable to the City as liquidated damages may be deducted from any sums due or to become due to Contractor from City.

(c) After Commencement of the Work, and until final completion of the Work, the Contractor shall report to the City at such intervals as the City may reasonably direct, the actual progress of the Work compared to the Construction Schedule. If the Contractor falls behind the Construction Schedule for any reason, it shall promptly take, and cause its Subcontractors to take, such action as is necessary to remedy the delay, and shall submit promptly to the City for approval a supplementary schedule or progress chart demonstrating the manner in which the delay will be remedied; provided, however, that if the delay is excusable under Article VI hereof, the Contractor will not be required to take, or cause its Subcontractors to take, any action which would increase the overall cost of the Work (whether through overtime, premium pay or otherwise), unless the City shall have agreed in writing to reimburse the Contractor for such increase in cost. Any increase in cost incurred in remedying a delay which is not excusable under Article VI hereof, or is not approved in advance by the City, shall be borne by the Contractor.

ARTICLE VI

Delays Beyond Contractor's Control

(a) If the Contractor fails to complete the Work in accordance with the Construction Schedule solely as a result of the act or neglect of the City, or by strikes, lockouts, fire or other similar causes beyond the Contractor's control, the Contractor shall not be required to pay liquidated damages to the City pursuant to paragraph (b) of Article V hereof, provided the Contractor uses his best efforts to remedy the delay in the manner specified

in paragraph (c) of Article V hereof. If, as a result of any such cause beyond the Contractor's control, the delay in completion of the Work in accordance with the Construction Schedule is so substantial that it cannot be remedied in the aforesaid manner, or if the backlog of Work is so great that it cannot be remedied without incurring additional cost which the City does not authorize, then the time of completion and the Construction Schedule shall be extended pursuant to a Change Order for the minimum period of delay occasioned by such cause. The period of delay and extension shall be determined by the City.

(b) Notwithstanding the foregoing paragraph (a), no extension of time shall be granted for any delay the cause of which occurs more than seven (7) days before claim therefore is made in writing by the Contractor to the City, and no extension of time shall be granted if the Contractor could have avoided the need for such extension by the exercise of reasonable care and foresight. In the case of a continuing cause of delay, only one claim is necessary.

(c) Weather shall not constitute a cause for granting an extension of time.

(d) In the event a delay is caused by the City, the Contractor's sole remedy shall consist of its rights under this Article VI.

ARTICLE VII

Changes in the Work or Cost of Work

(a) The City may make changes within the general scope of the project by altering, adding to or deducting from the Work, and the Contract Sum adjusted accordingly. All such changes in the Work shall be executed under the conditions of the Agreement. <u>No extra Work or change in the Work shall be made except pursuant to a Change Order approved by the City and Contractor in accordance with the General Conditions.</u> Any claim for an increase in the Contract Sum resulting from any such change in the

Work shall promptly be made by the Contractor in accordance with the General Conditions.

(b) If the requested change would result in a delay in the Construction Schedule, the provisions of paragraph (c) of Article V and of Article VI hereof shall apply. If the requested change would result in a decrease in the time required to perform the Work, the completion date and the Construction Schedule shall be adjusted by agreement between the parties to reflect such decrease.

(c) If the Contractor intends to make a claim for an increase in the Contract Sum, it shall give the City written notice explaining the circumstances, justifications and amount of Contract Sum increase desired thereof promptly after the occurrence of the event or circumstances giving rise to such claim. This notice shall be given by the Contractor before proceeding to execute further Work. No such claim shall be valid unless so made in accordance with the General Conditions. Any change in the Contract Sum resulting from such a claim shall first be authorized by Change Order executed by the City and Contractor. The City reserves the right to suspend Work of the Contractor pending the resolution of any claim for an increase in the Contract Sum.

(d) Any adjustment in the Contract Sum for duly authorized extra Work or change in the Work shall be determined based on the unit prices previously specified, to the extent such unit prices are applicable. To the extent such unit prices are not applicable, the adjustment in the Contract Sum shall, at the option of the City, be determined by an acceptable lump sum properly itemized and supported by sufficient substantiating data to permit evaluation, or by an acceptable cost plus percentage or fixed fee.

ARTICLE VIII

Termination by City or Contractor

(a) If the Contractor is adjudged a bankrupt, or if the Contractor makes a general assignment for the benefit of creditors, or if a receiver is appointed on account of the Contractor's insolvency, or if the Contractor persistently or repeatedly fails, except in cases for which an extension of time is provided, to make progress in accordance with the Construction Schedule, or if the Contractor fails to make prompt payment to Subcontractors or for material or labor, or persistently disregards laws, ordinances or the instructions of the City, or otherwise breaches any provision of the Agreement, the City may, without prejudice to any other right or remedy, by giving written notice to the Contractor and its surety, terminate the Agreement, take possession of the Work and of all materials and equipment thereon and finish the Work by whatever method the City may deem expedient. In such case, the Contractor shall not be entitled to receive any further payment until the Work is finished. If the unpaid balance of the Agreement Sum shall exceed the expenses of finishing the Work, including additional architectural, managerial and administrative expenses, such excess shall be paid to the Contractor. If such expenses shall exceed the unpaid balance of the Contract Sum, the Contractor shall pay the difference to the City promptly upon demand.

In the event of termination pursuant to this Article, the Contractor, upon the request of the City, shall promptly:

(i) assign to the City, in the manner and to the extent directed by the City, all right, title and interest of the Contractor under any subcontracts, purchase orders and construction equipment leases to which the Contractor is a party and which relate to the Work or to construction equipment required therefore, and

(ii) make available to the City to the extent directed by the City all construction equipment owned by the Contractor and employed in connection with the Work.

(b) Performance of the Work hereunder may be terminated by the City by giving three (3) days prior written notice to the Contractor if the City, for any reason and in its sole

discretion, decides to discontinue or suspend construction. In the event of such termination, as opposed to termination pursuant to paragraph (a) of this Article VIII, the Contract Sum shall be reduced in an equitable manner by agreement between the parties or by arbitration.

ARTICLE IX

Contractor's Liability Insurance

The Contractor shall purchase and maintain in full force and effect the following insurance coverages with an insurance carrier acceptable to the City:

The policy shall be endorsed to cover the liability of the Contractor under the General Conditions of this Agreement.

The Contractor and his Subcontractors shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:*

(a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of $1,000,000.

(b) Comprehensive General Liability and Bodily Injury

Including Death:	$ 500,000 each person
	$3,000,000 each occurrence
Property Damage:	$3,000,000 each occurrence
	$3,000,000 aggregate

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death:	$500,000 each person
	$3,000,000 each occurrence
Property Damage:	$3,000,000 each accident

The Contractor's policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Contractor commencing the Work on this project. The certificates must state "The City of Wildwood is an additional insured."

*But not less than the sovereign immunity limits for Missouri public entities as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, R.S.Mo. The Contractor and his Subcontractors shall cause the insurer(s) to increase the insurance amounts in accordance with those published annually in the Missouri Register pursuant to Section 537.610, R.S.Mo. In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for the City's rights or defenses with regard to its applicable sovereign, governmental, or official immunities and protections provided by state constitution or law.

ARTICLE X

The Work

The Contractor shall furnish all labor, materials and equipment necessary to perform the scope of Work within the project limits. The Scope of Work includes: all labor, equipment, and materials necessary for the removal and replacement of the existing structure of the Woods Road Bridge with a 78 feet 0 3/4 inches long single span Prestressed Concrete Spread Box Beam superstructure with integral end bents, 195 feet of improvements of Woods Road and other items identified in the construction documents.

ARTICLE XI.

Miscellaneous Provisions

(a) This Agreement constitutes the sole and complete understanding of the parties hereto with respect to the subject matter hereof, and shall replace all prior written and oral understandings. This Agreement may be amended only by written agreement signed by the parties.

(b) Each party hereunder represents to the other that it is duly organized, validly existing and in good standing under the laws of its state of incorporation or formation; the execution, delivery and performance of this Agreement by such party has been duly

authorized by all necessary and appropriate action; and, this Agreement constitutes a valid and binding obligation of such party, enforceable against such party in accordance with the terms hereof.

(c) This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one agreement that is binding upon both parties hereto, notwithstanding that all parties are not signatories to the same counterpart. This Agreement may be delivered by facsimile or electronic mail transmission. This Agreement shall be considered to have been executed by a party, if there exists a photocopy, facsimile copy, electronic copy, or a photocopy of a facsimile or electronic copy of an original hereof or of a counterpart hereof which has been signed by such party. Any photocopy, facsimile copy, electronic copy or photocopy of a facsimile copy of this Agreement or any counterpart hereof shall be admissible into evidence in any proceeding as though the same was an original.

(d) The parties shall act in good faith in the performance of their obligations hereunder.

(e) If either party to this Agreement defaults in the performance of its obligation(s) hereunder, the prevailing party in any action to enforce its rights and remedies shall be entitled to obtain its costs and reasonable attorney's fees from the non-prevailing party.

(f) The failure of either party to enforce any of its rights hereunder shall not act as a waiver of that or any other right possessed by such party under this Agreement.

(g) If any provisions of this Agreement shall be found to be illegal, invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect and be construed to effectuate the intent of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement:

CITY OF WILDWOOD (the “City”)	(the “Contractor”)
By_____ James R. Bowlin, Mayor	By:_____
Attest:	Printed Name: _____
_____ City Clerk	_____ Title

BILL NO. #2241 **ORDINANCE NO. #2241**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A BRIDGE WINGWALL AND GUARDRAIL LICENSE AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE CONSTRUCTION OF A BRIDGE WINGWALL AND GUARDRAIL ADJACENT TO ROUTE 109.

WHEREAS, under §§ 70.210 to 70.320, RSMo., the City of Wildwood "may contract and cooperate with any … political subdivision … for the planning, development, construction, acquisition or operation of any public improvement or facility, or for a common service"; and

WHEREAS, the Missouri Highways and Transportation Commission owns and maintains Route 109, including its associated structures and fixtures such as bridges, as part of the State Highway System; and

WHEREAS, the City owns and operates the Woods Road Bridge and land abutting Route 109 located on the Woods Road; and

WHEREAS, the City proposes to construct a bridge wingwall and guardrail adjacent to the right of way limits of Route 109 at highway centerline station 89+39.78; and

WHEREAS, in order to construct said bridge wingwall and guardrail, the City and the Commission desire to enter into a Bridge Wingwall and Guardrail License Agreement;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. That the form, terms, and provisions of the Bridge Wingwall and Guardrail License Agreement between the City of Wildwood, Missouri, and the Missouri Highways and Transportation Commission, attached hereto, marked as **Exhibit A**, and incorporated by reference herein (the "Agreement"), be and they hereby are approved and the Mayor of the City of Wildwood, Missouri, is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Agreement in substantially the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Agreement and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the Agreement and this Ordinance.

Section Two. Savings Clause: Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Three. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Section Four. This Ordinance shall be in full force and effect from and after its passage and approval.

This Bill was passed and approved this ___day of January, 2017, by the Council of the City of Wildwood, Missouri, after having been read by title, or in full, two (2) times prior to passage.

_____	_____
Presiding Officer	James R. Bowlin, Mayor
ATTEST:	**ATTEST:**
_____	_____
City Clerk	City Clerk

Exhibit A

[attach Agreement]

CCO FORM: RW28
Approved: 06/09 (AR)
Revised: 01/15 (ASB)
Modified:

COUNTY: ST. LOUIS
ROUTE: 109

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
BRIDGE WINGWALL AND GUARDRAIL LICENSE AGREEMENT

THIS AGREEMENT is entered into by the **MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION** (hereinafter, "Commission"), acting for and on behalf of its subordinate **MISSOURI DEPARTMENT OF TRANSPORTATION** (hereinafter "MoDOT"); and the CITY OF WILDWOOD (hereinafter, "CITY").

WITNESSETH:

WHEREAS, the Commission is an entity of the State of Missouri created by state law and owns and maintains Route 109, including its associated structures and fixtures such as bridges, as part of the State Highway System in St. Louis County, Missouri; and

WHEREAS, the CITY owns and operates the Woods Road Bridge and land abutting Route 109 (hereinafter "City of Wildwood's Property") located on the Woods Road; and

WHEREAS, the CITY proposes to construct a bridge wing wall and guardrail (hereinafter, "Proposed Structure") adjacent to the right of way limits of Route 109 at highway centerline station 89+39.78, pursuant to the plans and specifications as referred to herein, in order to access the City of Wildwood's property; and

WHEREAS, the Commission agrees to allow the CITY to pave a portion of the Commission's property for this purpose, and will license the CITY's users to cross the Commission's property on that paved Proposed Structure, subject to the terms and conditions herein stated.

NOW, THEREFORE, in consideration of the promises, covenants and representations in this Agreement, the parties agree as follows:

(1) DEFINITIONS: In this Agreement, the listed terms are to be given the meanings provided in the subparagraphs below:

(A) CITY: This term means THE CITY OF WILDWOOD, a Missouri charter city.

(B) Commission: This term means the Missouri Highways and Transportation Commission, a state constitutional entity. Where the term "Commission" is used alone, it includes its subordinate agency, MoDOT, and the officials, agents,

representatives and employees of the Commission and MoDOT.

(C) MoDOT: This acronym means the Missouri Department of Transportation, a state executive branch department. Where the context permits, the term also includes the officials, agents, representatives and employees of MoDOT.

(2) LICENSE GRANTED: The Commission hereby grants the CITY, its successors and assigns, a non-exclusive license to build and maintain the Proposed Structure adjacent to Route 109 at the location described on Exhibit "A", attached hereto and incorporated herein by reference, and use such additional space adjacent to the Proposed Structure as may be reasonably necessary for working room during the period that the Proposed Structure is under construction and for maintenance of the Proposed Structure thereafter.

(3) CONSIDERATION FOR THIS LICENSE: In consideration of the payment of the sum of one dollar ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the Commission grants this license to the CITY to use the land and airspace within the area described in Exhibit “A” to design, construct, maintain, and use the Proposed Structure This license is revocable by the Commission through MoDOT officials, agents and representatives at any time, with or without cause; and this license is automatically revoked by operation of law if the CITY violates any term or condition of this Agreement.

(4) WORK BY THE CITY: The CITY shall construct the Proposed Structure over *or* under Route 109 at highway station 89+39.78 pursuant to the plans and specifications referred to herein, to provide a safe way for Proposed Structure users of the Proposed Structure to access the City of Wildwood’s property. The Commission hereby grants the CITY, its successors and assigns, a non-exclusive license to use such additional space adjacent to the Proposed Structure as may be reasonably necessary for working room during the period that the Proposed Structure is under construction, and for maintenance of the Proposed Structure thereafter. It is the intent of the Commission that this Agreement and the license granted hereby shall constitute a right to non-exclusive occupancy and use of the Proposed Structure by the CITY for the access of the City of Wildwood’s property, until this license is revoked or terminated by the Commission. The CITY understands that it and the users shall use this Proposed Structure at their own risk.

(5) COMMISSION OWNERSHIP: The Commission reserves the ownership and ultimate use of the property over *or* under which the Proposed Structure will be located and its adjacent highway property for transportation purposes. This non-exclusive license prohibits the use or conversion of the licensed Proposed Structure property to a § 4(f) [23 U.S.C. § 138; 49 U.S.C. § 303] use, or potentially a § 6(f) [16 U.S.C. § 460*l*-8] use. It is expressly understood and agreed that the primary use and purpose of the Commission’s property over *or* under which the Proposed Structure will be located, which is the subject matter of this license, shall be and remain as state highway property for transportation purposes only.

(6) CERTIFICATES/PERMITS: Since the Proposed Structure location is within a regulated floodplain, the CITY's Engineer will obtain, complete and/or provide the necessary permits and the no-rise certificate, which will certify that the proposed concrete surface and related Proposed Structure construction work will cause "no rise" in the 100-year flood elevation. This work shall comply with all Federal Emergency Management Administration (FEMA) and state and federal Clean Water Act permit and certification requirements.

(7) PROPOSED STRUCTURE DESIGN: The CITY and its consulting engineers, shall prepare final plans and final specifications for the Proposed Structure to be constructed on Commission property by the CITY. The Proposed Structure shall be designed to meet the requirements of the American Association of State Highway and Transportation Officials ("AASHTO"), the Americans with Disabilities Act (the "ADA"), and Commission design and construction standards. The CITY shall submit to Commission's District Engineer (the "District Engineer"), the final plans and specifications for the Proposed Structure and the adjacent segments, for written approval of the District Engineer, before any construction can begin on the Commission property. The general design and location of the Proposed Structure is shown on Exhibit "A."

(8) PROPOSED STRUCTURE PLANS APPROVAL: The Commission, through MoDOT, shall either approve or disapprove the final plans and specifications for the Proposed Structure within thirty (30) days of their receipt from the CITY. If the plans and specifications are not approved, MoDOT shall explain in writing what deficiencies exist that must be corrected before the Commission will approve those plans.

(9) PROPOSED STRUCTURE CONSTRUCTION: After written approval is obtained from the Commission and upon proper application by CITY, the Commission shall issue, through its District Engineer or his authorized representatives, any permits necessary for CITY to perform the work contemplated herein. The Proposed Structure shall be constructed in accordance with the approved plans and specifications to the satisfaction of the District Engineer or his authorized representatives.

(10) PLAN SHEET: The plan sheet showing the property lines and Proposed Structure area subject to this license is attached to this Agreement as Exhibit "A" and incorporated herein by reference.

(11) CONSTRUCTION CONTRACTOR: The Commission acknowledges that CITY will enter into a construction contract with an approved contractor (the "Contractor") to construct the Proposed Structure and adjacent segments in accordance with the approved construction plans and specifications. The CITY shall include the following provisions in the appropriate construction contract with the Contractor:

(A) Commission Inspection: The Commission's agents and employees will be authorized to inspect the work on the Proposed Structure on Commission property, and to approve or disapprove such work in the same manner as if the

construction contract has been entered into between the Contractor and the State of Missouri acting by and through the Commission. The Commission agrees that all such inspections shall be conducted in a timely and reasonable manner.

(B) Commission Inspection Before Final Acceptance: The Commission shall make a post-construction inspection of the Proposed Structure, and if it deems necessary, require additional Proposed Structure finishing work for safety or durability, before the CITY may give its final acceptance of the Proposed Structure construction work to the Contractor.

(C) Responsible Party for Payment: The Contractor will look solely to CITY for payments pursuant to the CITY's construction contract, including, but not limited to, payments for base contract work and change order work, and for claims pursuant to the contract or for breach thereof. The CITY's Contractor shall have no claim rights against the Commission, MoDOT, or their officials, employees, agents, representatives, successors or assigns.

(D) Construction Bonds: In the event that CITY shall use an outside contractor, CITY shall acquire from the Contractor and shall deliver, prior to commencement of work on the tunnels, executed copies of Contractor's performance and payment bonds from commercial surety companies qualified and authorized to do business in Missouri, each in a penal amount equal to the contract sum, assuring CITY and the Commission, which shall be named as obligees therein, as their interests may appear, of (1) performance of all contractual obligations, and (2) payment for all related labor, materials, and costs. Such bonds may be issued as part of performance and payment bonds on construction for City other than the Proposed Structure. The performance and payment bond requirement does not render the Proposed Structure construction project a public works project.

(12) RESTORATION OF COMMISSION PROPERTY: At all times during and after the construction of the Proposed Structure, the CITY and its Contractor shall maintain the Proposed Structure in a manner that will not injure or damage the paved highway facilities or any of the Commission property, except as specifically authorized herein. After construction of the Proposed Structure, the CITY shall restore the state property to its original condition or better, as determined by the District Engineer. Disturbed areas will be fine graded, seeded, mulched or sodded by CITY.

(13) PROPOSED STRUCTURE COST: CITY shall construct and maintain the Proposed Structure at its own cost and expense in accordance with the Final plans and final specifications approved by the Commission. If and when the highway is expanded, the CITY is fully responsible for the cost of any required modifications of the Proposed Structure.

(14) DURATION OF LICENSE: The Commission and the CITY agree that this license to design, construct, maintain, and use the Proposed Structure on Commission property shall exist indefinitely, subject to the Commission's right to revoke this license

at any time; which right of revocation shall be exercised reasonably. This license shall also terminate by operation of law if the CITY commits a material breach of this Agreement which is not promptly remedied and corrected by the CITY, and that breach is not excused or forgiven in writing by the Commission or its representatives.

(15) NOT A JOINT VENTURE: Nothing contained in this Agreement shall be deemed to constitute the Commission or MoDOT and the CITY as partners or joint venturers, or as jointly liable, in the CITY's design, construction, maintenance and operation of the Proposed Structure on Commission property for public use.

(16) NO KNOWLEDGE OF HAZARDOUS OR TOXIC SUBSTANCES ON PROPERTY: The Commission states that to the best of its knowledge and belief, there has been no generation, transportation, storage, treatment, disposal, release, leakage, spillage or emission of any hazardous or toxic substance or material or any aboveground or underground petroleum product contamination on the subject property during the Commission's ownership of the property, and the Commission's representatives are not aware of the presence of any such hazardous or toxic substance or material, or petroleum product contamination, on the subject site. The Commission makes no warranty or representation concerning the possibility of or absence of, concealed property contamination by such substances or materials, and the CITY assumes the risk of their presence, unknown and undetected. If the CITY discovers actual or potential hazardous or toxic substances or materials, or petroleum contamination on the subject property, the CITY is requested to leave the property and notify the Commission's MoDOT representatives immediately.

(17) HUMAN REMAINS, SACRED OBJECTS AND ARTIFACTS: If human remains, or Native American or other sacred objects, artifacts or items of value are encountered during the design, construction, maintenance or use of the Proposed Structure, they will be handled in accordance with the Native American Graves Protection and Repatriation Act plus Sections 194.400 to 194.410, RSMo, as amended. There are no known human remains, sacred objects, artifacts or other items of value in the vicinity of the Proposed Structure, to the best knowledge of MoDOT staff. However, if the CITY finds any human remains, sacred objects, artifacts, or other items of value on the subject property, the CITY shall immediately cease work on or the use of the Proposed Structure, and contact the Design-Historic Preservation Unit at MoDOT.

(18) ASSIGNMENT OF RIGHTS UPON DEFAULT, COMMISSION OPTION: If the CITY defaults on or abandons construction of the Proposed Structure, the CITY's rights in this Agreement may be assigned to the Commission at its option, and the Commission shall have the right, at its discretion, to complete construction of the Proposed Structure or demolish the structure. The Commission shall have the right to charge all Commission or MoDOT costs of the Proposed Structure construction or demolition to the CITY.

(19) TRAFFIC CONTROL PLAN, SIGNING AND SCHEDULING OF CONSTRUCTION: The CITY agrees to provide to the District Engineer a traffic control

plan for handling traffic during the contemplated Proposed Structure construction. The CITY agrees to provide construction signing in compliance with the Manual on Uniform Traffic Control Devices. This Agreement is conditioned upon written District Engineer approval of the traffic control plan and any revisions or modifications to the plan before construction may begin. All construction shall be scheduled to avoid or minimize disruption of traffic flow on Route 109 and other state highways. No state highway lane closures shall be authorized.

(20) MAINTENANCE AND REPAIR: At all times during the construction and after the completion of the Proposed Structure until the revocation of this license, the CITY shall maintain and repair at its own expense the Proposed Structure and all related CITY structures and approaches, so that these structures and the Commission's underlying and adjacent highway property will be kept safe and in good condition. The CITY's maintenance of the Proposed Structure and its vicinity shall be accomplished so as to cause no unreasonable interference with the use of or access to the Commission's state highway system. However, the CITY is not obliged to maintain any paved highway or shoulder area on Commission property, except for cleaning trash or items thrown from the Proposed Structure. Both parties agree that if this license is revoked, the obligations of the CITY under Section 7 of the Missouri Highways and Transportation Commission STP-Urban Program Agreement (the "STP Agreement"), entered into between the Commission and the CITY, and dated September 26, 2011, shall terminate as to the Proposed Structure only. To the extent that this Agreement conflicts with the STP Agreement, this Agreement controls and shall be deemed an amendment to the STP Agreement. By revoking this license, the Commission shall be deemed to have waived its right to enforce Section 7 of the STP Agreement as to the Proposed Structure and the Commission shall release and forever discharge the CITY from the CITY's obligations under Section 7 of the STP Agreement as to the Proposed Structure.

(21) COMMISSION ACTION IF THE CITY FAILS TO MAINTAIN PROPOSED STRUCTURE: If, within seventy-two (72) hours after receiving written or facsimile notice from the Commission reasonably requesting that the CITY perform maintenance or repairs on the Proposed Structure, the CITY (i) fails to begin the requested maintenance or repair work and (ii) such failure results in the Proposed Structure and adjacent Commission property not being clean, in good appearance and safe for use by CITY and its authorized users, the Commission (through MoDOT) shall have the authority, but not a duty or obligation, to maintain or repair the Proposed Structure on Commission property and charge all such costs of maintenance and repair to the CITY. If the CITY fails to begin making repairs within seventy-two (72) hours after receiving written or facsimile notice, or fails to continue with the repairs in a diligent manner to completion, the maintenance and repair work may be performed by MoDOT. However, if the District Engineer or his/her authorized representative determines that an actual or potential emergency exists that requires immediate repairs, then MoDOT may make immediate repairs without prior written notice, and charge those expenses to the CITY. Any Proposed Structure maintenance and repair expenses incurred by or on behalf of the Commission or MoDOT under this paragraph shall be the debt of, and shall be

chargeable to and fully compensated by, the CITY. The CITY's failure to maintain or repair the Proposed Structure in accordance with this Section shall constitute a material breach of this Agreement by the CITY. Likewise, the CITY's failure to promptly pay the Commission or MoDOT for the costs to maintain or repair the Proposed Structure in accordance with this Section shall constitute a material breach of this Agreement by the CITY.

(22) REQUIRED INSPECTIONS OF STRUCTURE:

(A) After completion of the construction of the Proposed Structure on the Commission's property, the CITY and its successors and assigns shall be required to have scheduled inspections of that structure by a registered engineer at least annually, to insure the safety of the Proposed Structure for the traveling public.

(B) The CITY shall be responsible for promptly submitting copies of all written annual or other Proposed Structure inspection reports to the following: (1) To the Commission's District Engineer having responsibility for Route 109; and (2) To the Commission's State District Engineer, located in the Commission Headquarters Building in Jefferson City, Missouri.

(23) INDEMNIFICATION:

(A) To the extent allowed by law, the CITY shall defend, indemnify and hold harmless the Commission, including its members and department employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the CITY's wrongful or negligent performance of its obligations under this Agreement. Notwithstanding anything herein to the contrary, no provision, term, or condition in this Agreement shall constitute, or be construed as, a waiver of the defenses of sovereign immunity, official immunity, or governmental immunity, by whatever name, as set forth in Section 537.600 RSMo. et. seq., for any monetary amount whatsoever, or of any other defenses, howsoever named, that are, or in the future may become, available to the parties by statute or common law.

(B) The CITY will require any contractor procured by the CITY to work under this Agreement:

(1) To obtain a no cost permit from the Commission's District Engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's District Engineer will not be required for work outside of the Commission's right-of-way); and

(2) To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and the Missouri Department of Transportation and its employees, as additional named insureds in amounts sufficient to

cover the sovereign immunity limits for Missouri public entities ($500,000 per claimant and $3,000,000 per occurrence) as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(C) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(24) NOTICE OF CLAIM OF POTENTIAL COMMISSION LIABILITY: In the event the Commission receives notice of any claim against it related to or arising out of the negligent or insufficient design, construction, maintenance, use or inspection of the Proposed Structure, the Commission will promptly notify the CITY in writing, attaching a copy of such claim or summarizing its content and the name of the claimant, if not in writing. The CITY shall, through its own legal counsel, proceed to defend the Commission as allowed by Missouri law, MoDOT, and their members, employees, officers and agents, from any such claim, and the Commission will fully cooperate with the CITY and its attorneys in their defense of these state entities, officials and employees. This CITY obligation to indemnify and defend shall not apply to or be deemed to include the intentional or negligent acts or omissions of the Commission or MoDOT, or their members, officers, agents and employees.

(25) LIABILITY INSURANCE: The CITY agrees to provide the Commission with liability insurance for coverage of the injuries and damages for which it, as a political subdivision, is legally obligated under Missouri law to pay, which was not caused by or as a result of any negligent, reckless, or intentional act of the Commission or MoDOT. Such insurance protection of the Commission shall be in the minimum limits of Five Hundred Thousand Dollars ($500,000) per person and Three Million Dollars ($3,000,000) per occurrence (or higher, as those limits may be increased under Section 537.600 RSMo) except for those claims governed by the provisions of the Missouri workers' compensation law, which policy shall provide workers' compensation for the statutory limits in accordance with Chapter 287, RSMo 2000, as amended. If a statutory limit of liability for a type of liability specified in this section is repealed or does not exist, the Commission shall set reasonable limits for that insurance coverage which shall be subject to adjustment periodically, in a written notice from the Commission to CITY.

(A) Additional Named Insured: Each such insurance policy shall specify as the "insured" or "additional named insured" the Commission, MoDOT, and their members, agents, officers and employees, who are collectively described in this provision as "the insured state entities". At the CITY's election, the insurance required by this provision may be included in one or more policies obtained by or on behalf of the CITY, naming another party or parties as insured also. However, if CITY elects to insure more than the insured state entities in any one policy, that policy shall contain a severability of interests clause, providing that the policy limits shall apply independently to the insured state entities separately from any other insured party, even if their

interests may conflict or be inconsistent.

(B) Duration of Insurance: The insurance coverage and protection required by this Agreement shall be and remain in force continuously, through original and any necessary successor policies of insurance, from prior to the time the CITY begins construction of the Proposed Structure on Commission property, for as long as that Proposed Structure remains open for public use of it and the adjacent segments. Upon request, the CITY shall provide the Commission and/or MoDOT with a copy of a certificate of insurance, showing that such insurance is in effect. And if any claim or suit is brought against the Commission or MoDOT, or their officials, employees, agents or representatives, the Commission and/or MoDOT may require the CITY to provide a full and complete copy of all applicable policies of insurance, appropriately endorsed.

(26) ASSUMPTION OF RISK: The CITY, by signing this license agreement, acknowledges that it has carefully read this legal document, and that it understands that the Commission property has vehicular traffic and other potential hazards on it that cannot reasonably be protected against, or warned of, in advance. By signing this license agreement, the CITY agrees to comply with the safety instructions it receives in this document and from MoDOT employees; the CITY acknowledges the existence of these and other risks on Commission property, and agrees to assume these risks by accepting this license, and by opening the Commission's highway property for the uses and activities authorized in this Agreement.

(27) LICENSE REVOCABLE – NO ASSIGNMENT: This license is revocable by the Commission or any appropriate MoDOT official if the CITY designs, constructs, maintains, uses or inspects the Proposed Structure in a negligent, reckless, wrongful or unsafe manner, or refuses to follow contract or safety instructions of MoDOT officials, or in any way breaches the terms of this license agreement. The CITY understands that it shall not assign or delegate any interest in this Agreement and shall not transfer any interest in or use of this license to another. This license is granted solely to the CITY and MoDOT authorized staff, and to no other person or entity.

(28) REVOCATION OF AGREEMENT: This license to construct, maintain, and use the Proposed Structure for access to the city of Wildwood's property is granted in this Agreement at the pleasure or discretion of the Commission. The occurrence of any one or more of the following shall constitute a material breach of this Agreement, rendering the CITY in default and, at the discretion of the Commission or its representatives, may result in the revocation of this license:

(A) Failure to Construct the Proposed Structure as Approved: The Proposed Structure is not completed in compliance with the plans and specifications approved or approved as modified by the Commission;

(B) Nonuse or Abandonment of Proposed Structure: The Proposed Structure ceases to be used for the purposes stated herein, or is abandoned;

(C) Damage or Disrepair: The Proposed Structure is damaged or falls into disrepair, such that it becomes structurally unsound or unsafe to be used for the purpose for which it was built, and the CITY will not repair the Proposed Structure to a condition satisfactory to the Commission;

(D) Violation of This Agreement: The CITY violates any material term or condition of this Agreement;

(E) Change in Use: The CITY changes or attempts to change the use, purpose or location of the Proposed Structure, without prior written approval of the Commission;

(F) Violation of Laws: The CITY constructs, operates, uses or maintains the Proposed Structure or any other structure on or within the Commission's property in violation of any state or federal laws or regulations applicable at that time, or in violation of this Agreement; but only after notice is given by the Commission specifying the violation and giving a reasonable opportunity to cure, not to exceed thirty (30) days, which violation is not cured by the CITY within the applicable time;

(G) Failure to Pay Debts: The CITY, its insurer, or any other agent or representative of the CITY fails to pay its debts or liabilities to the Commission under this Agreement;

(H) Failure to Maintain Insurance: The CITY fails to maintain insurance as required by this Agreement;

(I) Void or Invalid Agreement: This Agreement, or any material portion thereof, is deemed void or invalid by a court of competent jurisdiction.

(J) Redesign, Relocation, or Alteration of Highway: In the event that the Commission should find that it is necessary to redesign, relocate, or alter the highway at this location, the Commission, at its sole discretion, may terminate this license. Further, should the Commission find that changes to the highway or the Proposed Structure should be made at this location, but the Commission does not desire to terminate this agreement, the CITY shall bear the costs to relocate or modify the Proposed Structure to accommodate the Commission’s redesign.

(29) RIGHT TO ENTER UPON THE PROPOSED STRUCTURE:

(A) During Construction: The Commission, MoDOT, and their officials, employees, agents and representatives shall have the right to enter upon, inspect and approve all work, materials and equipment on or at the site of the Proposed Structure during its construction, at such time as the Contractor's employees or CITY employees may be present, without prior notice to or approval by the Contractor or the CITY.

(B) During Maintenance, Repair or Reconstruction: The Commission,

MoDOT, and their officials, employees, agents and representatives shall have the right to enter upon the Proposed Structure and to inspect and approve all work, materials and equipment there, during any maintenance, repair or reconstruction of the Proposed Structure, at such times as CITY employees or agents may be present, without prior notice to or approval of CITY.

(C) Inspections: The Commission, MoDOT, and their officials, employees, agents and representatives shall have the right to make periodic inspections of the Proposed Structure when they deem such inspections necessary or advisable, at any time that the Proposed Structure is open for public use.

(D) Emergency or Dangerous Condition: In the event of an emergency, or when the District Engineer or Commission's other authorized representative(s) have determined that a condition may exist on or adjacent to the Proposed Structure which represents an actual or potential danger to the traveling public, the Commission or MoDOT, and their authorized agents and employees may immediately enter upon the Proposed Structure to inspect. The Commission may request the CITY to repair that condition; or where appropriate, the Commission may perform all repairs by itself or through MoDOT or its contractors, and charge to and collect the costs of repair from the CITY.

(30) ADVERTISING RESTRICTIONS: No billboards or advertising is to be placed on or over the Commission's property or airspace, either within, on, attached to or apart from the Proposed Structure.

(31) OPPORTUNITY TO CURE: No material breach or default described in Paragraphs (21) or (28) shall be a basis for terminating or revoking this license or this Agreement until written notice is delivered to CITY specifying the material breach or default with particularity and giving the CITY a reasonable opportunity to cure, not to exceed thirty (30) days. The license may only be revoked for cause when that material breach or default is not cured by the CITY in the time given in which to cure that problem.

(32) REMOVAL OF THE PROPOSED STRUCTURE: In the event the license to maintain the Proposed Structure or this Agreement is revoked, and the Commission deems it necessary to request the removal of the Proposed Structure, the removal shall be accomplished by a responsible party, as determined by the Commission, in a manner approved by the Commission, with all costs and expenses associated with the Proposed Structure removal to be paid by the CITY. The Commission hereby consents to the removal of the Proposed Structure by the CITY or its agents at any time, provided that such removal is performed by a responsible party, as determined by the Commission, in a manner approved by the Commission, with all costs and expenses associated with the removal paid by CITY.

(33) UTILITY RELOCATION: With respect to any utility facilities requiring relocation or adjustment in connection with the construction of the Proposed Structure,

the CITY agrees that said utility relocation or adjustment shall be in accordance with the detailed plans approved by the Commission, with all costs and expenses associated with the utility relocation or adjustment paid by CITY.

(34) NONDISCRIMINATION: The CITY, for itself, its representatives and assigns, as part of the consideration hereof, does hereby covenant and agree as a covenant running with the property that no person on the grounds of race, color, religion, creed, national origin, disability, sex or age shall be denied the benefits of or otherwise be subjected to discrimination in the construction or use of the Proposed Structure.

(35) AMENDMENTS: Any change in this Agreement, whether by modification and/or supplementation, must be accomplished by a formal contract amendment signed and approved by the duly authorized representatives of CITY and the Commission.

(36) AUTHORITY TO EXECUTE: The signers of this Agreement warrant that they are acting officially and properly on behalf of their respective institutions and have been duly authorized, directed and empowered to execute this Agreement.

(37) SEVERABILITY: If any clause or provision of this Agreement is found to be void or unenforceable by a court or district of proper jurisdiction, then the remaining provisions not void or unenforceable shall remain in full force and effect.

(38) SURVIVABILITY: The CITY's obligations to the Commission under this Agreement shall survive the revocation of its Commission license to construct and maintain the Proposed Structure.

(39) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the state of Missouri. The CITY shall comply with all local, state and federal laws and regulations relating to the performance of this Agreement.

(40) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or respecting its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(41) AUTHORITY TO GRANT LICENSE: The parties enter into this Agreement with full understanding that the Commission, to the best of its knowledge and belief, has the authority to grant (or revoke) this license. The Commission makes no representation that it has full fee simple title to the highway property which is the subject of this Agreement. In the event this Agreement is rendered null and void based upon a determination that the Commission did not have the authority to grant this license on the subject property, the Commission will not be responsible for any damages, costs or other expenses incurred by CITY in the implementation of this Agreement, or in the CITY’s design, construction, maintenance, repair, use or inspection of the Proposed Structure.

(42) NOTICES: Any notice or other communication required or permitted to be given hereunder shall be in writing and shall be deemed given three (3) days after delivery by United States mail, regular mail postage prepaid, or upon receipt by personal or facsimile delivery, addressed as follows:

(A) To the City:
16860 Main Street
Wildwood, MO 63040
Facsimile No: 636-458-6969

(B) To the Commission:
1590 Woodlake Drive
Chesterfield, MO 63017
Facsimile No: 573-522-6480

or to such other place as the parties may designate in accordance with this Agreement. To be valid, facsimile delivery shall be followed by delivery of the original document, or a clear and legible copy thereof, within three (3) business days of the date of facsimile transmission of that document.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the City this _____ day of _____, 2017.

Executed by the Commission this _____ day of _____, 2017.

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

By: _____

Title _____

Attest: (SEAL)

_____
Secretary to the Commission

Approved as to Form:

_____
Commission Counsel

CITY OF WILDWOOD

By: _____

Title _____

Attest: (SEAL)

By: _____

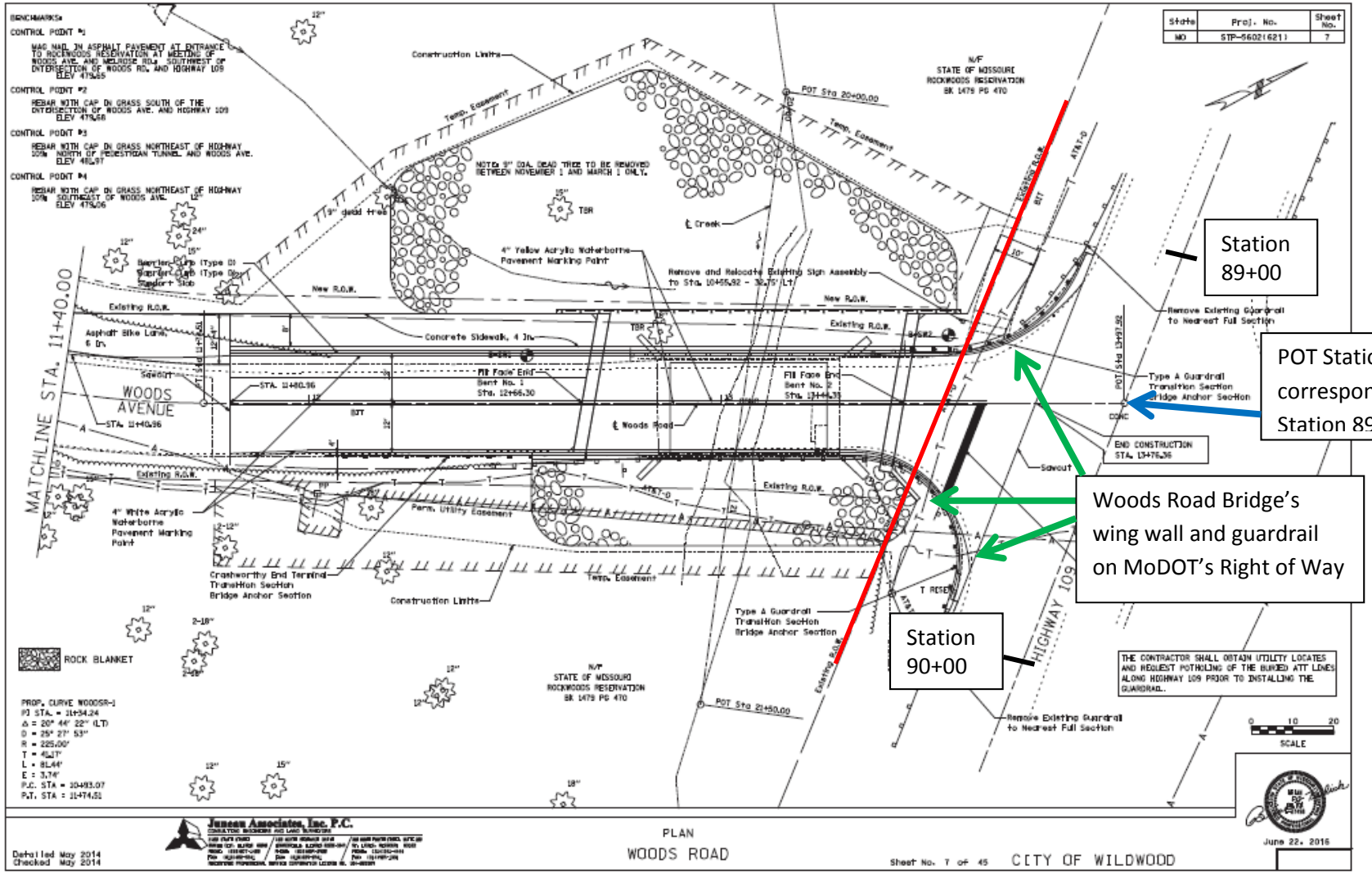
Title: _____

Approved as to Form:

By: _____

Title: _____

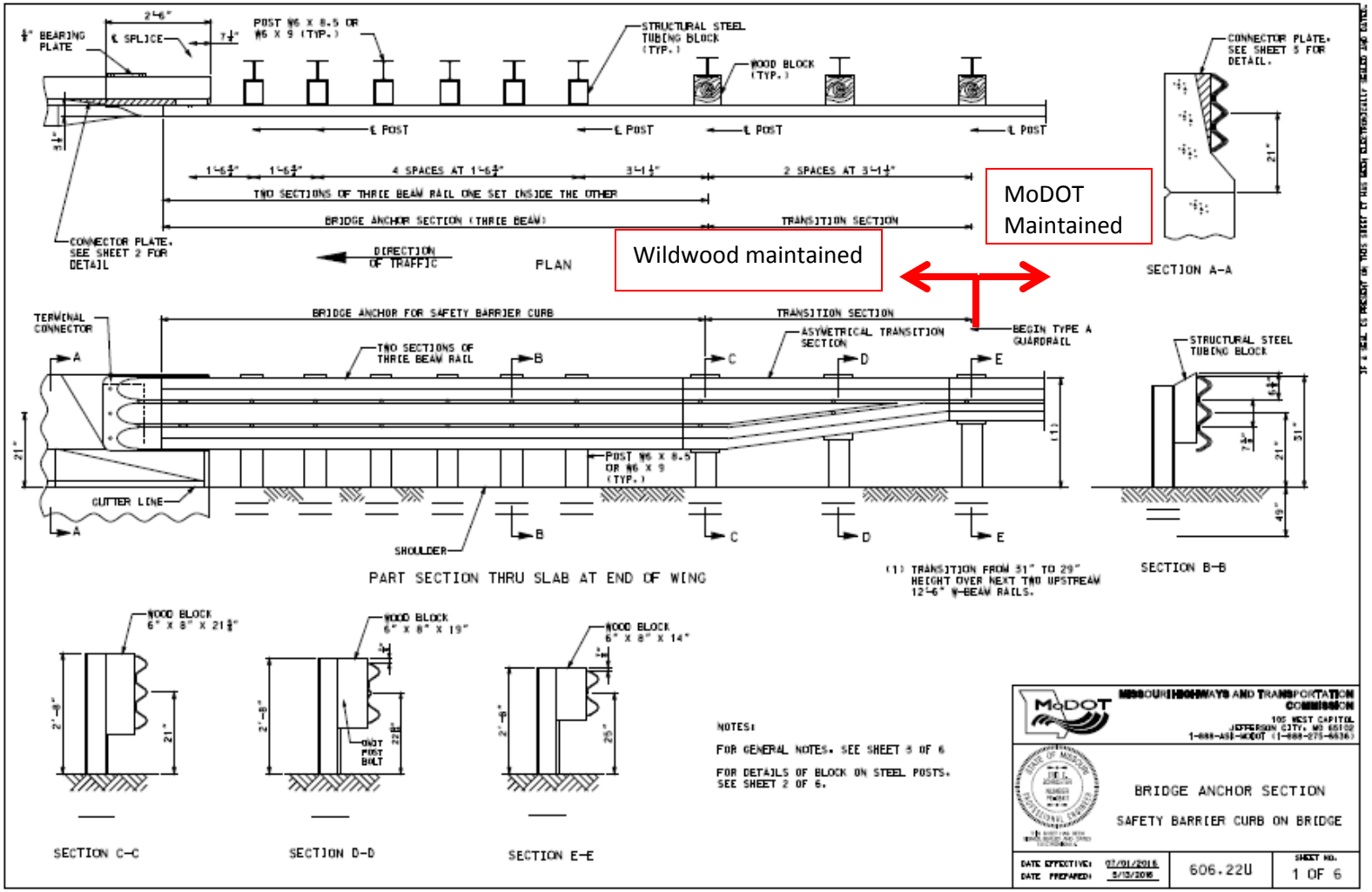
Ordinance No. _____



Arrow to Wildwood Point on Tangent (POT) = MoDOT Station 89+39.78

Location of Wing Wall and Guardrail on MoDOT's ROW

MoDOT and Wildwood Right of Way Border



MoDOT and Wildwood Guardrail Maintenance at Route 109 and Woods Road Bridge - MoDOT's guardrail maintenance would end at the Type A Guardrail and Wildwood would maintain the Guardrail Transition and Bridge Anchor Section.

BILL #2242 **ORDINANCE #2242**

AN ORDINANCE AUTHORIZING A LOT SPLIT PLAT OF A 13.5 ACRE TRACT OF LAND, KNOWN AS THE STINNETT PARCEL [ST. LOUIS COUNTY LOCATOR NUMBER 24W440022], WHICH IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, MISSOURI; BEING MORE SPECIFICALLY SITUATED ON THE WEST SIDE OF BRIDLE TRAILS WEST, SOUTH OF MANCHESTER ROAD, FOR THE PURPOSES OF SUBDIVIDING IT INTO TWO (2) PARCELS OF GROUND, HEREAFTER TO BE KNOWN AS LOTS 1 AND 2 OF 'SOUTHRIDGE TRAIL.' (Ward One)

WHEREAS, the owners of said property are seeking the division of this tract of land, which would allow for this 13.5 acre tract of land to be divided into two (2) legal lots of record, under the provisions of Section 420.110 of the *Subdivision and Development Regulations* of the City of Wildwood, Missouri; and

WHEREAS, the property considered for this division has been deemed a legal lot of record, as defined by the City's *Subdivision and Development Regulations* (Chapter 420) and St. Louis County Records; and

WHEREAS, the properties resulting from this land division appear to be in compliance with the minimum lot area prescribed by the Zoning Ordinance of the City of Wildwood (NU Non-Urban Residence District), and meet with the minimum boundary dimensions and frontages for access purposes, as stipulated within the City of Wildwood's *Subdivision and Development Regulations*; and

WHEREAS, proposed Lot 1, being approximately 9.8 acres of the original parcel of ground, will have the existing single-family dwelling and two (2) accessory structures located upon it, while Lot 2, after division of the parent tract of land, will provide for a future residence upon its 3.7 acres; and

WHEREAS, for purposes of addressing the access requirements from Bridle Trails West to proposed Lot 2, an extension of the existing fifty-foot (50') wide, private roadway easement, established in 1977, is being created as a function of this plat, at a width of forty (40) feet; and

WHEREAS, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to the benefit of the health, safety, and general welfare of its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

Section One. The City Council of the City of Wildwood hereby authorizes a Lot Split Plat of a 13.5 acre tract of land, known as the Stinnett Parcel [St. Louis County Locator Number 24W440022], which is part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 44 North, Range 3 East, of the Fifth Principal Meridian, City of Wildwood, Missouri; being more specifically situated on the west side of Bridle Trails West, south of Manchester Road, for the purposes of subdividing it into two (2) parcels of ground, hereafter to be known as Lots 1 and 2 of 'Southridge Trail,' as indicated graphically and by legal description upon the Lot Spit Plat that accompanies the property owners' request now hereto attached and made a part hereof.

Section Two. The Director of Planning and the City Clerk are authorized and directed to evidence the approval of the Lot Split Plat by affixing their signatures and the official seal of the City of

Wildwood to a Certificate of Approval for this instrument. The petitioner is required and directed to record this Lot Split Plat in the Office of the St. Louis County Recorder of Deeds within sixty (60) days of its approval by the City Council, or its action shall be voided.

Section Three. This ordinance shall be in full force and effect from and after its passage and approval, providing all required fees are paid to the City, all other applicable requirements of the City's ordinances and codes are met, and a recorded copy of the plat is returned to the Department of Planning by the petitioner(s) or their representative.

THIS BILL WAS PASSED AND APPROVED THIS ___DAY OF _____2017, BY THE COUNCIL OF THE CITY OF WILDWOOD AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

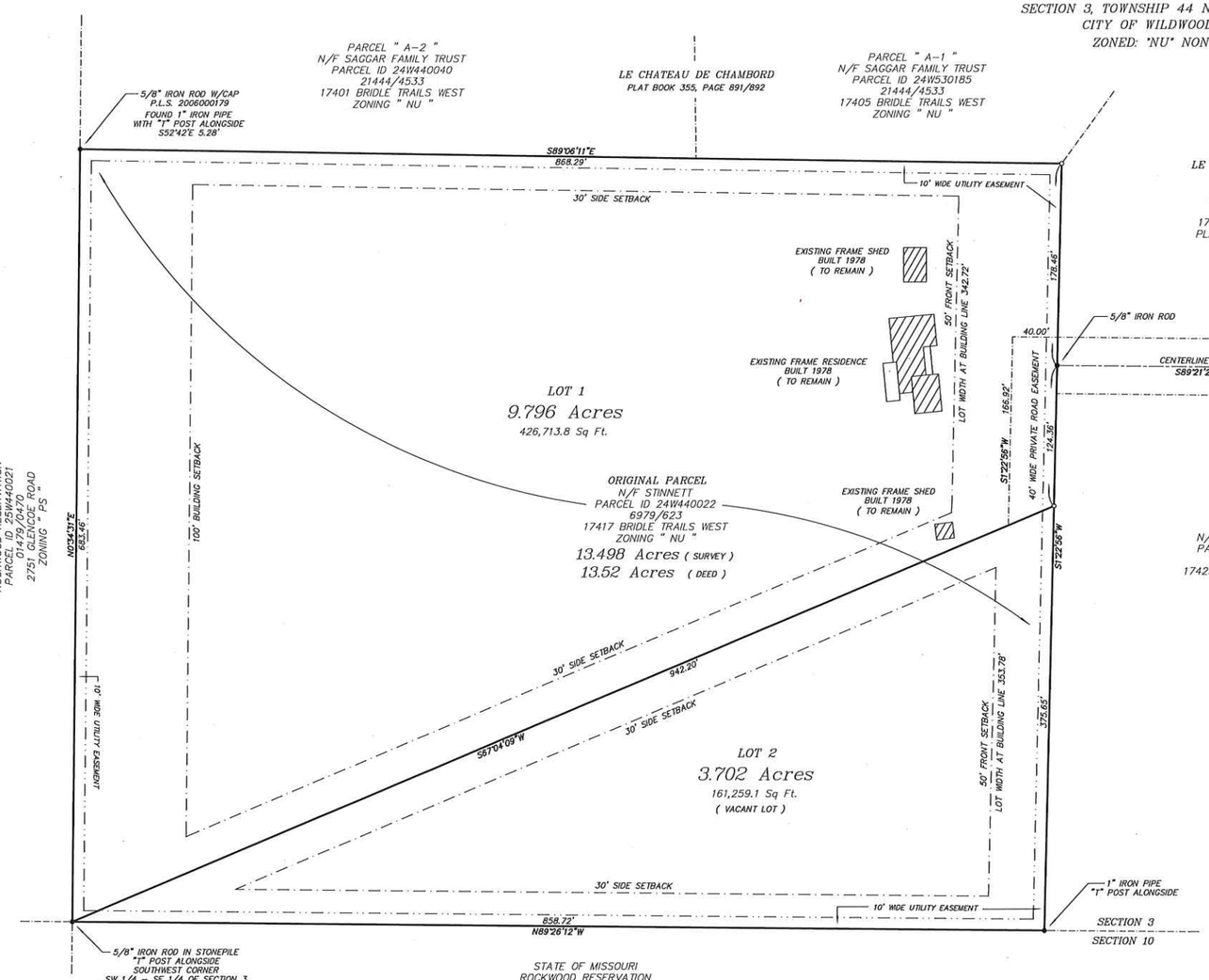
_____	_____
Presiding Officer	**The Honorable James R. Bowlin, Mayor**

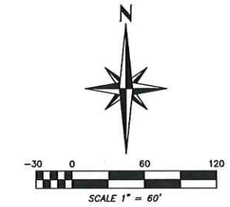
ATTEST:

_____	_____
City Clerk	**City Clerk**

SOUTHRIDGE TRAIL

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4
SECTION 3, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5TH P.M.
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI
ZONED: "NU" NON-URBAN RESIDENCE DISTRICT





SERVICE PROVIDERS

CITY COUNCIL:	WARD ONE
SCHOOL:	ROCKWOOD
FIRE:	METRO WEST
SEWER:	PRIVATE SEPTIC
WATER:	PRIVATE WELL
GAS:	NOT AVAILABLE
TELEPHONE:	AT&T
ELECTRIC:	AMEREN MISSOURI
CABLE TV:	NOT AVAILABLE
WATERSHED:	HAMILTON & CARR CREEK;
ZIP CODE:	GLENCOE
POLICE:	ST. LOUIS COUNTY WILDWOOD PRECINCT SIX

GENERAL NOTES

ACCURACY STANDARD
URBAN PROPERTY

SOURCE OF RECORD INFORMATION
BOOK 6979, PAGE 623

BASIS OF BEARING:
GPS OBSERVATIONS WITHIN THE MODOT VRS RTK NETWORK
(GRID BEARING)

NOVEMBER, 2016

● = FOUND MONUMENT (4)

○ = SET 5/8" IRON ROD (2)
W/CAP P.L.S. 1615

MONUMENTATION SCRIPT

Two permanent monuments for each block created (indicated as ○) and semi permanent monuments at all lot corners (indicated as ○) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Wildwood, Missouri 1005.250 will be set.

FEMA FLOOD MAP NO. 29189C0260K - DATED 02/04/2015

SITE BENCH MARK: St. Louis County Benchmark No. 16018 Standard Tablet stamped TT 4E 1930 reset 1970 in concrete post; 1.3 miles West of Highway 109 along Manchester Road at the Glencoe Road intersection, 305' South of the intersection and 32' East of Glencoe Road, 204' North of the Northeast corner of Rockwood Church.

Elevation: NAVD88 - 817.30 - NGVD29 - 817.38

DESCRIPTION OF LOT 1

A tract of land in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 44 North, Range 3 East, St. Louis County, Missouri, and being part of a larger tract of land conveyed to Earl Edward and Carol Ann Stinnett by deed recorded in Book 6979, Page 623 of the St. Louis County Records:

Beginning at the Southwest corner of said 1/4 1/4 Section, thence North 0°34'31" East 683.46 feet along the North-South common line between the Stinnett tract and Rockwood Reservation to a 5/8" iron rod with a cap stamped P.L.S. 2006000179 at the Southwest corner of Le Chateau De Chambord, a subdivision recorded in Plat Book 355, Pages 891 and 892 of the St. Louis County Records, thence with the South line thereof, South 89°06'11" East 868.29 feet to a 5/8" iron rod with a cap stamped P.L.S. 1615 on the West line of Parcel " B " of Le Chateau De Chambord, a subdivision recorded in Plat Book 354, Page 587, thence with the West line of said Parcel " B ", South 1°22'56" West 178.46 feet to a 5/8" iron rod on the centerline of a 50 foot wide private road easement, the same being the Northwest corner of a tract of land conveyed to Robert Trenz in Book 20039, Page 767, continue South 1°22'56" West 124.36 along the common line between Stinnett and Trenz to a 5/8" iron rod with a cap stamped P.L.S. 1615, thence leaving said line, South 67°04'09" West 942.20 feet to the POINT of BEGINNING, and containing 9.796 acres more or less.

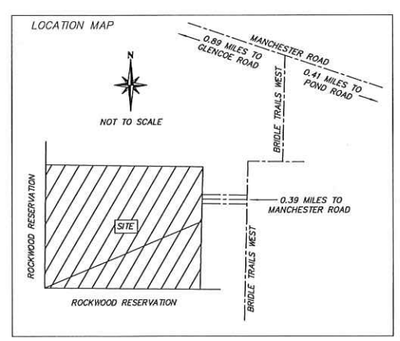
DESCRIPTION OF LOT 2

A tract of land in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 44 North, Range 3 East, St. Louis County, Missouri, and being part of a larger tract of land conveyed to Earl Edward and Carol Ann Stinnett by deed recorded in Book 6979, Page 623 of the St. Louis County Records:

Beginning at the Southwest corner of said 1/4 1/4 Section, thence South 89°26'12" East 858.72 feet along the East-West common line between the Stinnett tract and Rockwood Reservation to a 1" iron pipe at the Southwest corner of a tract of land conveyed to Robert Trenz in Book 20039, Page 767, thence along the common line of Stinnett and Trenz, North 1°22'56" East 375.65 feet to a 5/8" iron rod with a cap stamped P.L.S. 1615, thence leaving said line, South 67°04'09" West 942.20 feet to the POINT of BEGINNING, and containing 3.702 acres more or less.

DESCRIPTION OF ORIGINAL PARCEL

A parcel of land in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 44 North, Range 3 East, St. Louis County, Missouri, and being part of a larger tract of land conveyed to Barbara D. George by deed recorded in Book 6466, Page 66 of the St. Louis County Records; Beginning at the Southwest corner of said 1/4 1/4 Section, thence North 0°04' East 683.8 feet along the North-South common line between said George tract and Rockwood Reservation to an iron pipe at the Southwest corner of a parcel deeded to Vernon E. Anderson by deed recorded in Book 6521, Page 391 of the St. Louis County Records, thence South 89°51' East 868.26 feet along the Anderson line to an iron pipe, thence South 0°35' West 179.54 feet along the Anderson line to an iron pipe at the Northwest corner of a parcel deeded to Robert Trenz, and also the West end of the centerline of a 50 foot wide private road easement (said easement centerline running South 89°57' East 435.75 feet along the Anderson-Trenz common property line to an existing road easement), thence South 0°00' West 500.00 feet along the Trenz West line to an iron pipe on the South line of Section 3, thence North 89°56'40" West 860.00 feet along the East-West common line between said George tract and Rockwood Reservation to the point of beginning at the Southwest corner of said 1/4 1/4 Section, according to survey by Fawcett Vogt Associates in June 1971, and containing 13.52 acres more or less



Surveyors Notes:

The Professional Land Surveyor has made no investigation or search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any facts that an accurate and current title search may disclose. There may be documents recorded or unrecorded that may affect this surveyed tract.

The property owners names and recorded deed information were obtained from the St. Louis County Assessor's web site and are assumed to be correct. The Professional Land Surveyor makes no guarantees as to the accuracy of the deeds or the current ownership as shown.

SURVEYOR'S CERTIFICATE

I, Michael Ray Burke, hereby certify to Ms. Carol Stinnett, that this survey was performed by me in November of 2016, and said survey is in accordance with the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects.

_____
Michael Ray Burke, P.L.S. 1615

OWNER'S SCRIPT

The Undersigned, being the owners of the property shown and platted hereon, have caused the same to be surveyed and subdivided in the manner shown on this plat, and that We freely adopt this Subdivision Plat of " SouthRidge Trail ".

The 40 foot wide private road easement upon Lot 1 is hereby established as shown hereon to provide access to Lot 2, which at the time of new construction upon Lot 2, the 20 foot wide roadway shall be extended per City and Fire District requirements.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Wildwood, Missouri, Missouri-American Water Company, Laclede Gas Company, AmerenMO Electric Company, and the relevant telephone and cable television companies, their successors and assigns as their interests may appear for the purpose of constructing, improving, replacing, maintaining, and repairing of public utilities and facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities and facilities. Any excavations made in the above-described property by any of the above parties, shall be restored as nearly as practical to its former condition, including re-vegetation.

The building lines are hereby established as shown on this plat.

No title commitment was obtained as part of this Subdivision Plat; therefore, these properties are subject to any and all easements of record, whether or not shown on this plat.

The undersigned states that said property is not encumbered by delinquent taxes or liens.

IN TESTIMONY WHEREOF: We, hereunto set our hands this _____ day of _____, 2017.

_____ _____
Earl Edward Stinnett Carol Ann Stinnett

State of Missouri)
SS
County of St. Louis)

On this _____ day of _____, 2017, before me _____, a Notary Public in and for said state, personally appeared Earl Edward Stinnett and Carol Ann Stinnett, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS WHEREOF: I, hereunto set my hand and seal the day and year last above written.

My Commission Expires: _____ _____
Notary Public

This acknowledgement certifies that this Subdivision Plat of " SouthRidge Trail " has been approved by the City of Wildwood, Missouri on this

_____ day of _____, 2017.

_____
City of Wildwood - Department of Planning - Joe Wunch Director of Planning

I, Laura Rechtin, Deputy City Clerk of the city of Wildwood, St. Louis County, Missouri, do hereby certify that this Subdivision Plat of " SouthRidge Trail "

has been approved by Ordinance Number _____, under action taken by

the City Council of Wildwood, Missouri on the _____ day of _____, 2017. Said Ordinance of the same appears on record in my office as official seal

of the City of Wildwood, Missouri, St. Louis County, Missouri on this _____ day

of _____, 2017.

_____
Laura Rechtin, Deputy City Clerk

FILE NO. 11092016

BURKE AND ASSOCIATES, INC.
LAND SURVEYORS
1874 HIGHWAY A - SUITE 104
WASHINGTON, MISSOURI 63090
636-239-0172

RESOLUTION #2017-02

A RESOLUTION APPROVING A SYMBOL FOR PROMOTION OF ECONOMIC DEVELOPMENT INITIATIVES OF THE CITY OF WILDWOOD, MISSOURI

WHEREAS, the City Council further finds and determines that it is to the benefit of the City to develop and use a symbol representative of the City's economic development initiatives; and

WHEREAS, the City engaged the Gerard Marketing Group, LLC, a St. Louis-based marketing firm specializing in strategic marketing, to create images for Wildwood that reflect these initiatives; and

WHEREAS, the Economic Development Symbol, attached hereto as **Exhibit A**, was presented to the public for comment and discussed at length by the members of the City Council.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. That the City of Wildwood hereby adopts the Economic Development Symbol attached hereto as **Exhibit A,** and incorporated by reference herein, as the official symbol of the City's economic development initiatives. That the Economic Development Symbol be and is hereby authorized and directed for use on all City signage, communications and other items intended for use in promoting or furthering economic development initiatives of the City.

Section Two: This Resolution shall be effective upon its passage and approval.

PASSED AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD THIS _____ DAY OF _____, 2017.

_____
JAMES R. BOWLIN, MAYOR

ATTEST:

_____
CITY CLERK

EXHIBIT A

RESOLUTION #2017-03

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONSULTANT/SERVICES AGREEMENT WITH GENERAL CODE, LLC FOR CODIFICATION SERVICES.

WHEREAS, on October 13, 1997, pursuant to Ordinance No. 371, the City of Wildwood, Missouri, adopted and enacted the Code of Ordinances of the City of Wildwood (the "City Code"); and

WHEREAS, the City Code was originally published, and has been continuously updated, by Sullivan Publications, Inc.; and

WHEREAS, Sullivan Publications, Inc. is now a division of General Code, LLC; and

WHEREAS, the City Council finds and determines that it is to the benefit of the residents of the City to update and modernize the City Code with a comprehensive editorial review; and

WHEREAS, the City Council finds and determines that it is to the benefit if the residents of the City to enter into a Consultant/Services Agreement with General Code, LLC for codification services;

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. That the form, terms, and provisions of the Consultant/Services Agreement with General Code, LLC, for codification Services, attached hereto, marked as **Exhibit A**, and incorporated by reference herein, be and they hereby are approved and the Mayor is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Agreement in substantially the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Agreement and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the Agreement and this Resolution.

Section Two. The total aggregate expenses and liability of the City under the agreement authorized herein with General Code, LLC shall not exceed the amount of $14,700.00.

Section Three. This Resolution shall be effective upon passage and approval.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE TO FOLLOW]

PASSED AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD THIS _____ DAY OF _____, 2017.

_____
JAMES R. BOWLIN, MAYOR

ATTEST:

_____
CITY CLERK

EXHIBIT A

City of Wildwood
CONSULTANT / SERVICES AGREEMENT

DEPARTMENT: Administration DATE: January 23, 2017

THIS AGREEMENT, made and effective this _____ day of _____, 2017, by and between the City of Wildwood, Missouri, a municipal corporation hereinafter referred to as "City", and General Code LLC , hereinafter referred to as "Consultant", with a business address of: 781 Elmgrove Road Rochester, NY 14624.

WITNESSETH: That the parties hereto, for the considerations hereinafter set forth, agree as follows:

I. SCOPE OF SERVICES

Except as expressly specified herein, Consultant hereby agrees to provide all of the supervision, labor, technical services, facilities, materials, tools, equipment, and apparatus, and to perform all the services and do all the things necessary for the proper completion of the Consultant services which are particularly described in any attachments incorporated herein and additionally as follows:
Codification services as described in Attachment B.

The above services (hereinafter referred to as the "Work") shall be provided by the Consultant in accordance with all the provisions of this Agreement, including the General Conditions attached hereto as Attachment A, for the project which are incorporated herein by reference, and which terms shall prevail over any conflicting terms that may otherwise be adopted herein as part of any attachment, or any other documents submitted by Consultant.

II. COMPENSATION

A. Basic Compensation. The City hereby agrees to pay the Consultant, as full compensation for the complete and satisfactory performance of the Work, and all expenses and costs related thereto:

a sum not to exceed fourteen thousand seven hundred and xx/100 dollars ($14,700), as set forth on an Attachment B attached hereto and incorporated herein.

B. Additional Compensation. Any cost not specifically allowed the Consultant pursuant to Paragraph A, Basic Compensation, shall be considered Additional Compensation and must first be authorized by a written Change Order approved by the City and Consultant. If City directs or authorizes additional services not included in this Agreement to be performed, the City and Consultant shall first agree by written Change Order as to how the Consultant is to be paid. Any services provided in addition to the Work shall not entitle Consultant to additional compensation unless approved in advance and by written Change Order executed by the City and the Consultant.

III. TIME AND MANNER OF PAYMENTS

All invoices, complete with necessary support documentation, shall be submitted to the City and payment shall be made by City in a lump sum within thirty (30) days of receipt of an invoice received after satisfactory performance of the Work for the fees, prices, rates or schedule of values set forth above. When appropriate due to the nature of the Work of the Agreement, progress payments may be authorized to be made based upon completion of quantifiable/identifiable phases of the Work. If authorized by the City, a schedule of progress payments based on phases of Work completed and in such corresponding amounts as determined to be appropriate shall be set forth in Attachment C attached hereto.

IV. SCHEDULE OF WORK

Time is of the essence. The Work to be performed under the Agreement shall be commenced on or before February 1, 2017, shall be completed on or before December 31, 2017, and shall be performed so as not to delay or hinder City's schedule for the project, if applicable.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the effective date of Contract first above written.

_____	_____
Consultant	City of Wildwood
By _____	By _____
Title _____	Title _____
	ATTEST:
	_____
	DATE: _____

ATTACHMENT A – Consultant/Services Agreement General Conditions
ATTACHMENT B – Consultant Proposal
ATTACHMENT C – Progress Payment Schedule (Optional)
ATTACHMENT D – Consultant Liability Insurance Requirements

Attachment A

City of Wildwood
CONSULTANT/SERVICES AGREEMENT
GENERAL CONDITIONS

1. Independent Consultant. The Consultant shall be and operate as an independent Consultant in the performance of this Agreement. The Consultant shall have complete charge of the personnel engaged in the performance of the Work, and all persons employed by the Consultant shall be employees of said Consultant and not employees of the City in any respect.

2. Assignment; Subcontracts. This Agreement shall not be assigned to any other parties by the Consultant without the express written consent of the City. In addition, the Consultant shall not subcontract or assign any of the Work to be performed by it hereunder without the express written consent of the City except as may be set forth in Attachment B.

3. Proposals for the Work. If the City issued a request for proposals in connection with the Work, such request for proposals and the proposal of the Consultant in response thereto, are incorporated herein by reference and made a part of this Agreement. In case of any conflicts between the request for proposals and the proposal of the Consultant, the requirements of the executed Consultant/Services Agreement shall control unless a change thereto is specifically stated in this Agreement.

.

4. Changes to Work and/or Compensation. No change in the Scope of Work, Compensation or terms contained in this Agreement shall be made except as authorized in advance in writing by Change Order approved by the City and Consultant. The Consultant shall make any and all changes in the Work without invalidating this Agreement when specifically ordered to do so by written Change Order approved by the City and Consultant in advance of the Work being performed. Consultant, prior to the commencement of such changed or revised Work or request for compensation in excess of the Basic Compensation, shall promptly submit to the City a written cost or credit proposal for such changed or revised Work or additional compensation. If the City and Consultant shall not be able to agree as to the amount, either in consideration of time or compensation to be allowed or deducted, it shall nevertheless be the duty of Consultant, upon written notice from the City, to immediately proceed with such alteration or change, and Consultant shall be compensated the reasonable value of such Work. The City reserves the right to suspend Work of the Consultant upon written notification from the City if the City and Consultant are not able to agree as to matters of scope and compensation for changes to the Work.

5. Indemnification. To the fullest extent permitted by law, the Consultant agrees to defend, indemnify and hold harmless the City, its officers, engineers, representatives, agents and employees from and against any and all liabilities, damages, losses, claims or suits, including costs and attorneys' fees, for or on account of any kind of injury to person, bodily or otherwise, or death, or damage to or destruction of property, or any other circumstances, sustained by the City or others, in any way arising from consultant's breach of the Agreement or out of services and/or operations negligently performed hereunder by the Consultant, including the City's reliance on or use of the services or products provided by the Consultant under the terms of this Agreement. The Consultant shall not be liable for any loss or damage attributable solely to the negligence of the City. Consultant's sole remedy against the City for any claimed breach shall be limited to specific performance of the Agreement, including payment not to exceed the lawfully due compensation, but in no event shall the City be liable for or subject to any claim for damages, costs or attorneys' fees arising from this Agreement.

6. Insurance. Consultant shall furnish the City the certificates of insurance for workers' compensation, public liability, and property damage, including automobile coverage in the amounts specified by the City in the request for proposals, if any, otherwise in the amounts stated on Attachment D. The policies of insurance shall be in such form and shall be issued by such company or companies as may be reasonably satisfactory to the City. The City and such additional persons and entities as may be

deemed to have an exposure to liability as a result of the performance of the Consultant's Work, as determined by the City, shall be named as additional insured.

In addition to the foregoing, the Consultant shall maintain Professional Liability "errors and omissions" insurance in the form for the coverages satisfactory to City as indicated in the request for proposals, if any, otherwise as stated on attached Attachment D, but in no event less than the City's sovereign immunity limits as established by RSMo. §537.610, as adjusted from time to time. The City and Consultant waive all rights against each other for damages caused by fire or other perils to the extent covered by Builder's Risk or any other property insurance, except such rights as they may have to the proceeds of such insurance. Nothing in this Agreement, or the provision of insurance, shall be deemed a waiver of sovereign immunity by the City.

7. Multi-year contracts; Non-appropriation. Notwithstanding any provision herein to the contrary, the City is obligated only to make the payments set forth in this Agreement as may lawfully be made from funds budgeted and appropriated for that purpose during the City's then current fiscal year at the discretion of the City. If no funds are appropriated or otherwise made legally available to make the required payments for this Agreement during the next occurring fiscal year (an "Event of Non-appropriation"), this Agreement will terminate at the end of the then current fiscal year as if terminated expressly . The failure or inability of the City to appropriate funds for this Agreement in any subsequent fiscal year shall not be deemed a breach of this Agreement by any party. If applicable, this Agreement may be annually renewed at each fiscal year by inclusion of specific appropriation for this Agreement, from year to year not to exceed the maximum renewal period or term as set forth in the Agreement.

8. Accounting. During the period of this Agreement, the Consultant shall maintain books of accounts of its expenses and charges in connection with this Agreement in accordance with generally accepted accounting principles and practices. The City shall at reasonable times have access to these books and accounts to the extent required to verify all invoices submitted hereunder by the Consultant.

9. Reimbursable Expenses. Expenses of the Consultant that are directly attributable to the performance of the Agreement that are in addition to the Basic Compensation, such as reproduction charges, travel expenses, long distance phone calls, mileage, and sub-contractors, are to be set forth in a schedule of reimbursable fees and rates as part of the Agreement. Consultant personnel labor rate expenses for time while traveling in performance of the Agreement do not qualify as reimbursable expenses.

10. Personnel. The Work shall be performed exclusively by the personnel of the Consultant identified in the Consultant's proposal and no other personnel of the Consultant shall perform any of the Work without the express written approval of the City.

11. Other Consultants. The City reserves the right to employ other consultants in connection with the Work.

12. Project Records and Work Product. The Consultant shall provide the City with copies of all documents pertinent to the Work which shall include, without limitation, reports, correspondence, meeting minutes, and any deliverables. The City shall own all right, title and interest, including without limitations, all copyrights and intellectual property rights, to all documents and work product of the Consultant created in performance of or relating to this Agreement. Consultant agrees to take all steps reasonably requested by the City to evidence, maintain, and defend the City's ownership rights in the work product.

13. Site Operations. Where appropriate, the City will arrange for right of entry to any property at the request of the Consultant for the purpose of performing studies, tests and evaluations in connection with the Work.

14. **Termination**. The City shall have the right to terminate the Agreement at any time for any reason by giving the Consultant written notice to such effect. The City shall pay to the Consultant in full satisfaction and discharge of all amounts owing to the Consultant under the Agreement an amount equal to the cost of all Work performed by the Consultant up to such termination date, less all amounts previously paid to the Consultant on account of the Work performed and accepted. The Consultant shall submit to the City its statement for the aforesaid amount, in such reasonable detail as the City shall request, within thirty (30) days after such date of termination. The City shall not be liable to the Consultant for any damages on account of such termination for loss of anticipated future profits with respect to the remainder of the Work.

15. Compliance with Laws. The Consultant shall comply with all applicable City ordinances and other laws and regulations, Federal, State, and any political subdivision thereof, including but not limited to, unemployment and workers' compensation, occupational safety, worker eligibility, equal employment and affirmative action and wage and price laws insofar as applicable to the performance of the Agreement.

16. Nondisclosure. The Consultant agrees that it will not divulge to third parties without the written consent of the City any information obtained from or through the City in connection with the performance of this Agreement.

17. Representations. Consultant agrees that it has not relied on any representations or warranties of the City, oral or written, other than expressly identified in this Agreement. The parties agree the Agreement represents the entire agreement between the parties.

18. Amendments. This Agreement may be amended only by written agreement signed by the parties.

19. Governing Law. The interpretation of and performance under this Agreement shall be governed by the laws of the state of Missouri, without regard to choice of law principles.

20. Severability. If any provisions of this Agreement shall be found to be illegal, invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect and be construed to effectuate the intent of the parties.

21. Notice. Any notice or written communication required or permitted hereunder shall be sent to the parties via United States mail, certified return receipt requested, or via facsimile, to the respective addresses and numbers on file. Any notice so given shall be deemed effective on the date shown on the receipt thereof.

22. Good Faith. The parties shall act in good faith in the performance of their obligations hereunder.

23. Prevailing Party. If either party to this Agreement defaults in the performance of its obligation(s) hereunder, the prevailing party in any action to enforce its rights and remedies shall be entitled to obtain its costs and reasonable attorney’s fees from the non-prevailing party.

24. Non-Waiver. The failure of either party to enforce any of its rights hereunder shall not act as a waiver of that or any other right possessed by such party under this Agreement.

25. Authorization to Enter into Agreement. Each party hereunder represents to the other that it is duly organized, validly existing and in good standing under the laws of its state of incorporation or formation; the execution, delivery and performance of this Agreement by such party has been duly authorized by all necessary and appropriate action; and, this Agreement constitutes a valid and binding obligation of such party, enforceable against such party in accordance with the terms hereof.

26. Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one agreement that is binding upon both parties hereto, notwithstanding that all parties are not signatories to the same counterpart. This Agreement may be delivered by facsimile or electronic mail transmission. This Agreement shall be considered to have been executed by a party, if there exists a photocopy, facsimile copy, electronic copy, or a photocopy of a facsimile or electronic copy of an original hereof or of a counterpart hereof which has been signed by such party. Any photocopy, facsimile copy, electronic copy or photocopy of a facsimile copy of this Agreement or any counterpart hereof shall be admissible into evidence in any proceeding as though the same was an original.

27. Other Special Provisions. The special provisions set forth on Attachments C and D are incorporated herein by reference, and made a part hereof.

Attachment B

GENERAL CODE
Codification Division

PROPOSAL *for* CODIFICATION SERVICES

Prepared for:

City of Wildwood
St. Louis County
Missouri

July 21, 2016
Valid for 6 months

Michael S. Perry
(314) 775-0092
mike@sullivanpublications.com
msperry@generalcode.com

Missouri's Municipal Code Experts

Sullivan Publications
A Division of General Code

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Executive Summary

Serving the needs of communities for over 50 years, General Code provides codification and enterprise content management solutions to more than 3,000 municipal governments throughout the United States and Canada. Our staff has developed, implemented and maintained codification projects for a wide variety of local governments, ranging from small townships and villages to major cities and counties.

Situation Analysis

Thank you for the opportunity to present this proposal for comprehensive codification services.

The Code of Ordinances of the City of Wildwood was originally published by Sullivan Publications in 1997, and has been updated most recently in 2016. Presently, the City of Wildwood wishes to undertake a comprehensive review of the 1997 Code of Ordinances to include all legislation of a general and permanent nature through Ordinance No. 2175. The scope of services is to include research and editorial and Code review to identify conflicts, inconsistencies and other problem areas in need of updating or correction; the incorporation of any necessary revisions; the creation of an index; the printing of 10 copies of the Code; and the preparation of Code adoption materials and a disposition list to document the final disposition of all Code-relevant legislation.

For more detail, see the full Situation Analysis on page 3.

General Code Solution

The City of Wildwood's objectives will be met and goals achieved through our proposed Codification Solution, which includes:

- An Editorial and Code Analysis and recodification of existing materials
- Updating the City's Premium *eCode360*® online code
- 10 Custom printed Code books, with an option for additional printed books

Investment Summary

The cost of General Code's recommended solution will be $14,700.

A detailed breakdown of the investment and available options can be found on page 10.

Accepting This Proposal

This document serves both as a proposal and as an agreement. To accept this proposal, complete the form on the last page, including authorized signatures. Scan and email the completed form to ezsupp@generalcode.com, fax the completed form to General Code at (585) 328-8189, or return it by mail to General Code, 781 Elmgrove Road, Rochester, NY 14624.

Situation Analysis

The City of Wildwood is located in St. Louis County in Missouri and was originally incorporated in 1995. Today the City is home to more than 35,500 residents.

Prior Codification

The Code of Ordinances of the City of Wildwood was originally published by Sullivan Publications in 1997. Since then it has been supplemented 34 times, most recently in 2016, including legislation through Supplement No. 34/Ordinance No. 2175.

Source Materials

General Code will use the following source materials for the codification project:

- General Code's library copy of the City's 1997 Code of Ordinances, as updated through Supplement No. 34/Ordinance No. 2175

This proposal only takes into account legislation submitted for review, which will be included within the scope of this project. General Code requests that the City continue to routinely send any new legislation upon adoption. These additional materials will be included in the Code up to the point where the editorial work has been completed and may be subject to an additional charge at the end of the project.

Recommended Solution

General Code will provide the City of Wildwood with professional codification services and solutions designed to meet the specific needs of your community, based on your requirements and over 50 years of experience working with local governments. We will provide you with a variety of options for publishing the Code of the City of Wildwood, including posting on the Internet and traditional print formats.

Services Included

Publication of New Code Volumes

The base price includes the publication of 10 new Code volumes in high-quality, custom-imprinted post binders, which shall be blue with gold silk-screen lettering. The Code pages will be designed in an 8 ½-by-11-inch page size, using an 11-point Times New Roman font in a single-column format on 100% recycled paper. Each Code will also include a set of Title tab dividers. Each copy of the Code will be serial-numbered, and we will provide forms for you to keep track of the distribution of the Codes.

Comprehensive Index

General Code will prepare and publish a comprehensive Index for the Code. The Index is specifically designed to be easy to use, so that the information in the Code can be quickly located.

Code Adoption Legislation

The editor assigned to your codification project will prepare adoption legislation for the proposed Code. This material will be furnished to the City Attorney for review and enactment by the governing body. If the Code adoption legislation is enacted and returned to us within 90 days of submission, we will include this material in the Code free of charge. Once the Code is adopted, it can be amended directly to change, add or delete material.

Disposition List

If applicable, an updated Disposition List will be provided. The Disposition List sets forth, in chronological order, the subject matter, date of adoption and disposition of each item of new legislation reviewed with the project and indicates its inclusion in or omission from the Code. The Disposition List is designed to assist you in locating not only legislation that is included in the Code but also legislation that is not included.

Derivation Table

As there may be some adjustments in numbering of Chapters and Sections due to addition or deletion of material by the City in this process, and to ease the transition from any old numbering to new numbering, we will prepare a Derivation Table. The Derivation Table, which will be included at the end of the published Code, will clearly show the chapter and section numbers from the City's existing 1997 Code and where they have been included in the new Code.

Updated *eCode360*

The City's current online Code will remain available for the City's staff and general public for the duration of this project. Once the project has been completed, General Code will update the City's *eCode360* with the new version of the City's Code.

The annual maintenance fee for *eCode360* is an annual recurring flat fee. Therefore it is our recommendation that the City should continue to budget for this service each year. The fee covers annual licensing, web hosting, and posting of new legislation between regular Code supplements. Please note that this does not include the cost for codifying new legislation.

The General Code Codification Process

We see you as a partner in the codification process.
General Code's unique and easily accessible style is readily discernible. Your legislation is organized into a systematized, clean format, designed to provide you and your community with an easily readable, simple to reference, and logically indexed Code.

Including You in the Process

The unique project workflow that General Code has developed engages the City with a Code editor at key stages throughout the process. Our Code editors bring a breadth of knowledge and expertise acquired over the half century we've invested in working with local governments. Combining our experience with your involvement ensures that your Code will accurately reflect your community's particular needs and requirements for a reliable resource tool.

Process Outline

Beginning a Code Project

To begin the project, the City of Wildwood has provided the source materials for the new Code. For more detail, see the source materials listed on page 3.

Preliminary Telephone Conference

At the beginning of the project, General Code will consult with the City's designated contact person to review the project generally and to clarify any initial questions for both General Code and the City.

Organizational Analysis

The first part of the analysis of the City's legislation will be the preparation of an Organizational Analysis for the City to review. The editor will prepare a proposed Table of Contents of the Code and a listing of legislation reviewed, along with any missing material and adoption dates, and any other questions pertaining to the completeness of materials being reviewed.

The City will review the Organizational Analysis and make whatever changes it feels are necessary. An editor will incorporate the feedback they receive into the project and move forward to the preparation of the Manuscript and the Editorial and Code Analysis.

Manuscript and Model Code Provisions

As applicable, a Manuscript will be prepared using the materials obtained from the City. Amendments will be incorporated into the Manuscript, and repealed or superseded material will be noted. The Manuscript will show exactly the legislation that is currently in effect.

In some instances, we will recommend the use of sample material from our "Model Code", including subjects such as Offenses, Traffic and Alcoholic Beverages, as well as others as deemed appropriate. Subject matter from the current Code not covered by the "Model Code" provisions shall be retained so the City does not lose its ability to enforce laws that are unique to the City.

Editorial and Code Analysis

For the second part of the analysis of the City's legislation, an Editorial and Code Analysis will be prepared for your review. Our staff of editors and attorneys is in contact with hundreds of communities. They will provide you with the benefit of their experience and with information that you can use to determine how your legislation can be revised and improved. The project team will do a thorough review and analysis of your legislation and provide specific recommendations and input for improvement. The Analysis will be compiled into a workbook, with an easy-to-use checklist format, for the use of City officials, including the Attorney, who will have the final decision-making authority for the resolution of any and all issues.

The Editorial and Code Analysis will include the following:

- Identification of duplications, conflicts and inconsistencies between or within various sections of the Code
- Identification of duplications, conflicts and inconsistencies with Missouri statutes
- Identification of Model Code provisions that can replace outdated City provisions, including subjects such as Offenses, Traffic and Alcoholic Beverages and any others deemed appropriate by the City
- Any practical recommendations to make your legislation more enforceable
- Suggestions regarding fines, fees and penalties
- Suggestions on ways to modernize your legislation

The City will review the Editorial and Code Analysis and make the final decisions on any changes that are deemed necessary. All final decisions regarding the sufficiency of the legislation which is to be codified, and any changes to be made to said legislation, shall be the province of the City officials and the City Attorney.

A review period is set by the performance schedule. We stress the importance of staying within the allotted time period to avoid disruptions in the production process and delays in the delivery of the Code.

Final Editing of the Manuscript

Once the Editorial and Code Analysis is returned, an editor will begin the final editing process. During the editing process, we will:

- Prepare a Table of Contents listing all chapters and articles included in the Code
- Include cross-references and Editor's Notes, as required, and add historical notations indicating the source and date of adoption of each enactment
- Edit the text to incorporate any revisions and additions previously approved in the Editorial and Code Analysis phase
- Copyread to correct typographical and spelling errors

Draft

General Code will submit a Draft of the Code for final review by the City. Any specific questions that arise during the editing process shall be submitted with the Guidelines for Draft Review. Such questions may include missing wording or incomplete information, conflicts with incorporating new ordinances, and inconsistencies within chapter provisions. Minor changes in content as a result of the City's review may be made. Any substantial changes in organization or content shall be subject to additional charges.

Comprehensive Index; Code Adoption Legislation

During final publication, General Code will prepare a comprehensive index. We will also prepare the proposed Code adoption legislation and/or any other necessary information to establish the Code as an official document. This material will be furnished to the City Attorney for review and enactment by the governing body.

Code Delivery; Recordkeeping; Supplement Distribution

After the Code is delivered, we will review the project with the City to ensure that everything meets your expectations. At that time, we will work with you to set up an effective recordkeeping system to keep track of the distribution, sale and maintenance of Codes and supplements.

Performance and Payment Schedule

Performance Schedule

Deliverable	Delivery Date
Preliminary telephone conference	Within 30 days of contract signing
Submission of the Organizational Analysis	Within 80 days of contract signing and receipt of the materials; the City has 30 days for review
Submission of the Manuscript and Editorial and Code Analysis	Within 180 days of receipt of the responses to the Organizational Analysis; the City has 100 days for review
Submission of Draft	Within 145 days of receipt of responses to the Editorial and Code Analysis; the City has 45 days to review
Delivery of the Code	Within 40 days of approval to proceed with the publication of the Code

Performance schedule reflects business days excluding legal holidays.

Payment Schedule

Percentage of Total Project Price	Milestone
20%	Invoiced within 30 days of contract signing
20%	Invoiced upon submission of the Organizational Analysis
30%	Invoiced upon submission of the Manuscript and Editorial and Code Analysis
20%	Invoiced upon submission of the Draft
Balance	Invoiced upon delivery of the Code

Investment Detail and Options

Base Codification Project Price $ 14,700

Your base codification project includes the following:

- Preliminary Telephone Conference
- Creation of a New Code Through Ordinance No. 2175
- Conversion of the Code into an XML Document
- Organizational Analysis
- Editorial and Code Analysis
- Manuscript
- Editorial Work
- Proofreading
- Draft
- Duplication and Publication of 10 Code Volumes in Standard Imprinted Post Binders
- Comprehensive Index
- Disposition List (If Applicable)
- Derivation Table
- Title Tabs
- Code Adoption Legislation
- Updated Premium *eCode360*
- Shipping

Yearly Supplementation Charges

The charges for publishing supplements are based upon $18 per page and $10 per table, image, chart, or diagram included in each supplement. There is no minimum annual fee or retainer fee. Our Codes are set up in a style and format designed to keep the number of pages affected and your costs to a minimum.

*A "page" shall be defined as the printed area on one side of a sheet of paper; a sheet of paper may include two pages.

Optional Components

The following is available to you at an additional charge:

Please note: Additional Code books (in addition to the 10 Code books included in the base price) may also be ordered; pricing is available upon request.

Future Services

Code Watch - No Charge

This is an annual state law review which reports on the passage of new statutes that make it necessary to revise corresponding local ordinances, provided at no charge to our customers.

Future Statutory Updates $795

This is a subscription service enabling the City to stay up to date with the latest statutory changes and providing supplemental pages reflecting new state laws.

Prices noted are valid for 6 months from the date of this proposal.

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References By Position

We recently asked some of our clients if we could use their names as references when sending out new proposals. The message sent was as follows:

"Each time we respond to a request for a proposal from a new prospective city we are asked to give references. While I usually look for three or four cities in close proximity to the new city, it occurs to me that I have worked with and for you for many years. Therefore I would like to ask your permission to use your name as a reference that would put together satisfied clients by group i.e., city attorneys, city administrators, city clerks and other city officials. As always, I am truly grateful for your support.
Thanks
Mike"

Having sent out some forty plus requests, we got a tremendously supportive response from all. The following are direct quotations that epitomize the tone of those responses:

"Absolutely, Mike. I'm honored that you asked."
Paul Martin, City Attorney

"You may always use my name as a reference. You are the greatest ! I don't know what I would do without you !"
Diane Monteleone, City Administrator

"I would be honored for you to use my name and city as a reference."
June Waters, City Clerk

"Sure. I would be glad to help. Thank you for helping us through our re-codification process."
Sheila Smail, City Clerk

"Mike, use my name however you see fit. I am happy to assist you as I believe you do a great job and provide a great service."
Steve Garrett, City Attorney

"Mike, I absolutely will provide you with a strong reference."
Greg Beavers, City Administrator

"Of course, you can use me as reference. Thanks for thinking of me."
John Hessel, City Attorney

"Mike, I would be honored. Please do."
Kevin O'Keefe, City Attorney

"Mike - absolutely! Please add my name. I appreciate and respect all of the work that you have done."
Stephanie Karr, City Attorney

"I would be glad to be a reference for you. I think you and your staff do an outstanding job and I am very glad we chose Sullivan."
Cindy Simpson, City Clerk

References

City Attorneys:

City of Florissant	Mr. John Hessel/City Attorney	314-921-5700
City of Blue Springs	Ms. Nancy K. Yendes/City Attorney	816-228-0110
City of Hazelwood	Mr. Kevin O'Keefe/City Attorney	314-621-9550
City of St. Peters	Mr. Randy Weber/City Attorney	636-947 4700
City of Richmond Heights	Mr. Ken Heinz/City Attorney	314-645-0404
City of Town & Country	Mr. Steve Garrett/City Attorney	314-725-8788
City of Warrenton	Mr. Chris Graville/City Attorney	636-456-3535
City of Battlefield	Mr. Jim Kelly/City Attorney	417-732 8800
City of Ozark	Mr. David Colignon/City Attorney	417-581-2407
City of Olivette	Mr. Paul Martin/City Attorney	314-961-0097
City of Centralia	Mr. Merritt Beck/City Attorney	573-682 2114

City Administrators:

City of St. John	Mr. Connie Poteet/City Administrator	314-427-8700
City of Festus	Mr. Happy Welch/City Administrator	636-937-4694
City of Farmington	Mr. Greg Beavers/City Administrator	573-756-4413
City of Dexter	Mr. Mark Stidham/City Administrator	573-624-5959
City of Harrisonville	Mr. Keith Moody/City Administrator	816-380-8900
City of Louisiana	Mr. Bob Jenne/City Administrator	573-754-4132
City of Higginsville	Mr. Lee Barker/City Administrator	660-584-2106
City of Desloge	Mr. Greg Camp/City Administrator	573-431-3700
City of Brentwood	Ms. Bola Akande/City Administrator	314-962-4800

City Clerks:

City of Clayton	Ms. June Waters/City Clerk	314-727-8100
City of Eureka	Mr. Ralph Lindsey/City Clerk	636-938-5233
City of Fenton	Ms. Diane Monteleone/City Clerk	636-343-1183
City of Wildwood	Ms.. Lynne Greene-Beldner/City Clerk	636-458-0440
City of Ste. Genevieve	Ms. Pam Meyer/City Clerk	573-883-5400
City of Sikeston	Ms. Linda Lowes/ Gov. Services Dir.	573-471-2512
City of Aurora	Ms. Kathie Needham/City Clerk	417-678-5121
City of Monett	Ms. Janie Knight/City Clerk	417-235-3763
City of Carl Junction	Ms. Marybeth Matney/City Clerk	417-649-7237
City of Charleston	Ms. Marsha Hart/City Clerk	573-683-3325
City of Caruthersville	Ms. Melinda Scifres/City Clerk	573-333-2142
City of Kennett	Ms. Diane Risner/City Clerk	573-888-9001
City of Maryville	Ms. Sheila Smail/City Clerk	660-562-8001
City of Trenton	Ms. Cindy Simpson/City Clerk	660-359-2013
City of Parkville	Ms. Melissa McChesney/City Clerk	816-741-7676
City of Platte City	Ms. Amy Hubbard/City Clerk	816-858-3046
City of Hermann	Mrs. Patricia Heaney/City Clerk	573-486-5400
City of Washington	Mrs. Mary Trentmann/City Clerk	636-390-1000
City of Union	Mrs. Jonita Copelend/City Clerk	636-583-3600
City of Sullivan	Mrs. Janice Koch/City Clerk	573-468-4612
City of Osage Beach	Ms. Diann Warner/City Clerk	573-302-2000

Municipalities Completed 2005-2015

Year	Municipality
2005	New Haven
	Sullivan
	Charlack
	Eldon
	Sparta
	Dardene Prarie
	Houston Lake
	Strafford
	Bernie
	Marlborough
	Versailles
	Cottleville
	Fisk
	Dixon
	Oakland
	Old Monroe
	Harrisonville
2006	Florissant
	Vinita Park
	Crystal Lake Park
	Kahoka
	Velda City
2006	Grant City
	Mound City
	Webb City
	Ste. Genevieve
	Cole Camp
	Paris
	Calverton Park
	Lake Wakomis
	Marionville
2007	Blackburn
	Country Club Hills
	Ellisville
	Greenfield
	Huntleigh
	Lake Waukomis
	Lincoln
	Ozark
	Pagedale
	Pineville
	Rosebud
	Steele
	Stover
	Troy
	Walnut Grove

Year	Municipality
2008	Watson
	Willow Springs
	Thayer
	Bellerive
	Fair Grove
	Riverview
	Clayton
	Platte City
	Dearborn
	Billings
	Willard
	King City
2009	Airport Drive
	Pierce City
	Bowling Green
	New Melle
	Bolivar
	Olivette
	Weston
	Marthasville
	Paola
	Miller
	Creve Coeur
2010	Maryville
	Qulin
	Miller
	Weston
	Highlandville
	Clever
	Breckenridge Hills
	Bonne Terre
	Maitland
	Laurie
	Jefferson County
	Truesdale
	Bella Villa
	Sikeston
	Pasadena Hills
	New Franklin
	Verona
2011	Poplar Bluff
	Perry
	Cool Valley
	Festus
	LaGrange
	Glendale

Year	Municipality
	St. Charles
	Flordell Hills
	Chaffee
	Dellwood
	Chilicothe
2012	Oronogo
	Brentwood
	New Florence
	Branson West
	Seymour
	Chesterfield
	Bull Creek
	Woodson Terrace
	Puxico
	Reeds Spring
	Van Buren
	Belle
	Noel
2013	Riverside
	Kirbyville
	Parma
	Theodosia
	Appleton City
	University City
	Salem
	Savannah
	Edmundson
	Fayette
	Fairfax
2014	Excelsior Springs
	Lilbourn
	Pierce City
	Tarkio
	Unionville
2015	Paris
	Valley Park
	Indian Park
	Marshfield
	Buckner
	Hallsville

Future Supplementation Services

Your Code is an evolving document.

After your new Code is delivered, in order to protect your investment and maintain an accurate and reliable resource, your Code should be kept up-to-date. General Code's supplementation services are designed to make the process easy, fast and accurate.

Materials

After the enactment of new legislation, the City can forward a copy by whatever method is most convenient.

- Electronic copies of the legislation can be sent via email to ezsupp@generalcode.com. A reply email will be sent confirming receipt of your transmission. We have other options for transferring large files and will provide the necessary information if requested.
- In addition, paper copies of as-adopted legislation can be sent via US Mail or by Fax to 585-328-8189, and a confirmation postcard will be returned upon receipt of materials.

General Code will hold legislation pending a pre-approved schedule, or begin the job, as directed by the City. Please note that charges for supplementation services are outside of the scope of this proposal and will be billed separately. An estimate of the charges applicable to a particular supplement is available upon request.

Posting of New Laws

Between regular Code supplements, General Code will temporarily attach (append) verbatim copies of new legislation to your online electronic Code to provide ready access to information until such time as the legislation can be codified through supplementation. If supplementation does not occur within one year of appending, General Code will remove the link to that new legislation.

Schedule

Supplements will be provided on a schedule designed to meet the needs of the City. Typical schedules may be quarterly, semiannual, or annual, or upon authorization by the City. Updates to the electronic version of the Code can occur on a more frequent schedule than printed supplements.

Our average turnaround time for processing routine supplementation is between 4 and 6 weeks.

Editorial Work on Your Supplement

The editorial work on your supplement specifically focuses on the new legislation being incorporated with each supplement. As part of our process for new legislation, we will do the following:

- Review the legislation to determine proper placement within the Code.
- Adhere to the structure and style contained in the ordinance, unless changes are required to ensure consistency in the Code.
- Use or impose section and subsection numbering.
- Create chapter, article, and section titles as appropriate.
- Add historical annotations as applicable.
- Correct misspellings so that searchability in *eCode360* is not compromised.
- Check and correct internal section hierarchy, capitalization, grammar, and punctuation.
- Check internal and statutory references.
- Correct any missing wording.

General Code will also update the Table of Contents and index. Editorial notes will be appended to sections that require additional explanation. Any tables, drawings, or other graphics as are required by the City shall be incorporated into the supplement, with improved presentation as necessary. Additionally, for print supplements, an Instruction Page will be created to advise how to insert and remove pages.

Printed Supplements

Amendments to the printed Code occur in the form of printed supplement pages that are issued as replacement pages. Printed supplements include updated Table of Contents, Disposition List, Index and text pages, as well as an Instruction Page.

Electronic Updates

Amendments to the electronic version of the Code can be provided on their own schedule or can accompany printed supplements. Electronic updates will have been incorporated into the Code, and a fully searchable, complete Code will be delivered online.

Delivery

Printed supplements to the Code will be delivered in bulk to the City, unless the City chooses to utilize General Code's Distribution Services. The website will be updated within one or two business days as electronic updates are delivered.

Why General Code?

Welcome to Civility.

As a values-based company, we adhere to the principles outlined in our Code of Engagement. We are committed to providing a higher standard of customer service, and believe that how we work with our clients is just as important as how we work amongst ourselves.

General Code brings civility to codification, by learning from over 50 years of experience and the constantly changing concerns and needs of our 3,000 customers, including 273 in Missouri. We civilize your experience by listening to you and focusing our efforts on meeting your objectives. Our editorial and technical professionals will offer you options, designed to meet your particular needs so that your Code can be constructed and used accordingly. This collaboration will enhance the long-term viability of your legislation and will allow you a level of customization that you will find invaluable.

Experience

- Over 3,000 clients in 39 states in the United States and Canada
- Serving local governments since 1962 — over 50 years of broad experience in all aspects of municipal codification
- Margaret A. Perry, your editor with over 30 years of experience in all aspects of editorial work and supervision of production
- Unparalleled reputation for quality and service
- Leader in providing technical and innovative codification solutions

Customer Service Orientation

- Highest customer satisfaction ratings
- Michael S. Perry, your local Account Manager in Missouri, with over 30 years of experience
- Quick responses to questions and commitment to person-to-person interaction
- Training and support on an ongoing basis
- Flexible billing plans tailored to meet the specific needs of each client

Professional and Experienced Staff

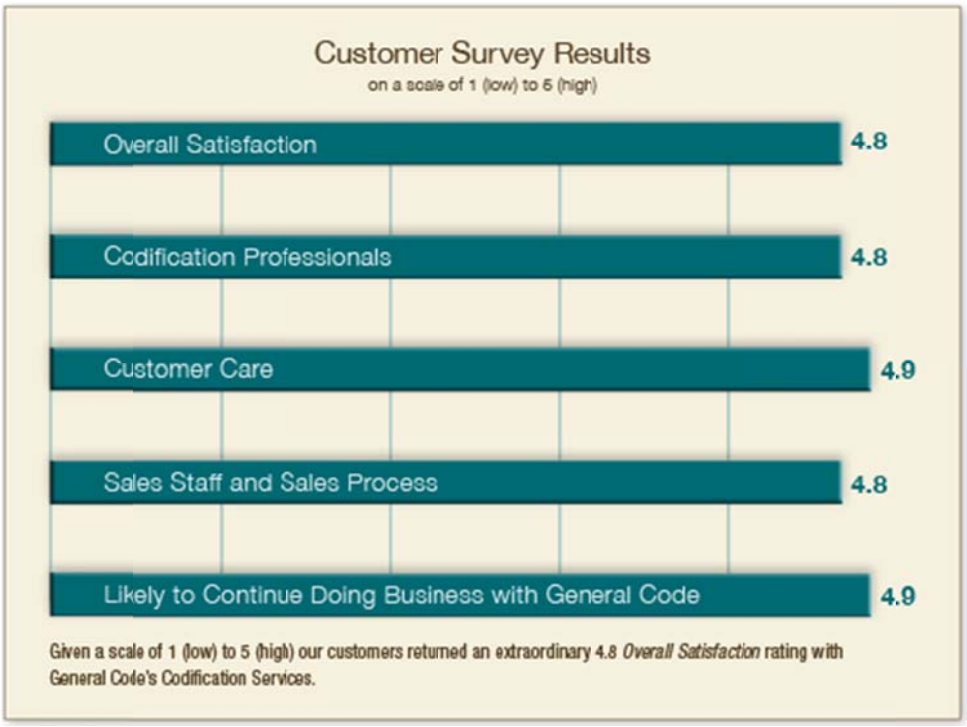
- Your Project Team will include members of our professional staff of over 100 employees, including attorneys, editors, and other codification specialists, producing over 100 new Code projects and over 2,000 supplements annually
- Team approach, to ensure availability of required personnel and resources until work is complete, as well as consistency and accessibility
- Full-time attorney editors, with extensive experience in both new Code projects, as well as supplementation of existing Codes, in numerous states
- Full-time Code editors, with experience in codification averaging over 15 years
- Specially trained data entry, proofreading, indexing and research staff

Client Experience

- User-friendly Code format and organizational system
- Fast, reliable, accurate supplementation
- Creative solutions for specific needs
- Free sample legislation service for clients

Customer Satisfaction

These survey results demonstrate the way our customers recognize and appreciate our passion for excellence and customer focus.



The Code of Engagement

Our Pledge to You

Our Code of Engagement is General Code's pledge to achieve a high standard, cultivate a long-term working relationship, and earn the status of being your trusted partner.

General Code is a values-based company. As such, our Code of Engagement is the set of principles guiding the way we conduct ourselves. It encompasses how we interact with our co-workers and our community, the way we treat you, the way we communicate with you, and the fact that you are not just our customer, you are our partner. Our Code of Engagement is founded on a set of seven values.

Honesty and Integrity

Every interaction will confirm that you are working with an ethical, conscientious, and trustworthy partner.

Delighting the Customer

We will anticipate, and often surpass, your expectations. We will be proactive and responsive to your needs.

Efficiency

You will receive high-quality products and services in the shortest possible time frame. These solutions will save you time and ease your workload.

Innovation and Creativity

We will stay in front of your ever-changing needs. Visionary thinking, resourcefulness, and technology leadership will make this possible.

Personal Responsibility

Every General Code employee will meet and exceed your expected level of product quality and service excellence.

Caring and Concern

You will receive service that is personable, warm, and reliable—an attentive relationship you can trust.

Teamwork

Across departments and at every level of our company, we will collaborate with each other and with you to meet your needs.

The General Code Codification Process At-a-Glance

Authorization and Agreement

Base Codification Project $ 14,700

Optional Components

____ Enroll in Future Statutory Updates $ 0.00
(Annual Maintenance: $795 after current year)

Total Investment

Including all of the options selected above, the project price will be: $ .....

The City of Wildwood, Missouri, hereby agrees to the procedures outlined above, and to General Code's Codification Terms and Conditions, which are available at www.generalcode.com/TCdocs, and are incorporated herein by reference, and authorizes General Code to proceed with the project.

CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

By: _____ Witnessed by: _____

Title: _____ Title: _____

Date: _____ Date: _____

GENERAL CODE, LLC

By: _____ Witnessed by: _____

Title: _____ Title: _____

Date: _____ Date: _____

Please sign and return this page to General Code. A signed copy of this agreement will be mailed back to the City for its records.

Attachment C

(Optional)

Consultant/Services Agreement

Progress Payment Schedule

As provided for in Attachment B.

Attachment D

Consultant Liability Insurance Requirements

The Consultant shall purchase and maintain in full force and effect the following insurance coverages with an insurance carrier acceptable to the City:

The policy(ies) shall be endorsed to cover the contractual liability of the Consultant under the General Conditions.

The Consultant and its Sub-consultants shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:

(a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of $1,000,000*.

(b) Comprehensive General Liability and Bodily Injury

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each occurrence*
	$3,000,000 aggregate*

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each accident*

(d) Professional Liability

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each occurrence*
	$3,000,000 aggregate*

The City's Protective policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Consultant commencing the Work on this project. The certificates must state “The City of Wildwood is an additional insured.”

* but not less than the sovereign immunity limits established by RSMo. 537.610 et seq.

RESOLUTION #2017-04

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH DONOHUE & ASSOCIATES, INC., TO COMPLETE AN UPDATE TO THE 2003 WILDWOOD TOWN CENTER SANITARY SEWER STUDY WITHIN THE CITY OF WILDWOOD.

WHEREAS, the Capital Improvements Sales Tax Fund of the 2017 Wildwood Municipal budget includes a project to complete an engineering update to the Town Center Sanitary Sewer Study that was last completed in 2003; and

WHEREAS, the City of Wildwood updated their Land Use Plan in 2013 for the Town Center area and based on the recommended changes and the potential addition of non-sewered areas on the western side of Town Center, the Metropolitan St. Louis Sewer District (MSD) has requested the City update the Caulks Creek sanitary sewer model and update the Wildwood Town Center Sanitary Sewer Study completed in 2003; and

WHEREAS, the completion of the study will allow the City of Wildwood to determine whether the full build-out of the town center will require upgrades to the existing sanitary sewer system and whether additional properties on the western side of Town Center could potentially be annexed for service by MSD; and

WHEREAS, the Administrative / Public Works Committee recommended that the City of Wildwood proceed with the update to the Town Center Sanitary Sewer update;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. That the form, terms, and provisions of the Agreement with Donohue & Associates,Inc., for the update to the Town Center Sanitary Sewer Study, attached hereto, marked as **Exhibit A**, and incorporated by reference herein, be and they hereby are approved and the Mayor is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Agreement in substantially the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Agreement and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the Agreement and this resolution.

Section Two. The total aggregate costs, expenses and liability of the City under the Agreement authorized herein with Donohue & Associates, Inc. shall not exceed the amount of $20,000.00.

Section Three
This Resolution shall be effective upon passage and approval.

PASSED AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD THIS _____ _____ DAY OF _____, 2017.

_____
JAMES R. BOWLIN, MAYOR

ATTEST:

_____
CITY CLERK

EXHIBIT A

WILDWOOD®

January 17, 2017

The Honorable City Council
The City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Council Members:

The Planning and Zoning Commission has completed its review of the posted request regarding proposed consideration of existing and/or new regulations for entertainment venues, where the activity is broadcasting sound or noise outdoors and prepared the following recommendation regarding it for City Council's consideration. This recommendation was completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes and those regulations of the City relating to public notice, publications, and amendments to the City's codes (Chapter 415.560 of the City of Wildwood Zoning Ordinance). This recommendation and associated action are as follows:

Petition:	**P.Z. 12-16**
Petitioner:	**City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040**
Request:	A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by either the addition of proposed requirements to Section 415.380 Miscellaneous Regulations or the inclusion of a new Section 415.600 Live Performance and Outdoor Entertainment Regulations, which would establish parameters to ensure consistency in the allowance of live performances and outdoor entertainment, as well as other sound that is projected outdoors through speakers, public address systems, and other such amplification equipment.
Zoning District (s):	All "C" Commercial Districts
Public Hearing Date:	November 7, 2016
Date and Action on Information Report:	**December 19, 2016** – Recommend no change to or addition of regulations per this request by a vote of 8 to 0 (Voting Aye – Archeski, Gragnani, Bartoni, Beattie, Kohn, Manton, Bowlin, and Bopp)
Date and Action on Letter of Recommendation:	**January 17, 2017** – Approval of the Letter of Recommendation by a vote of 7 to 0 (Voting Aye – Lee, Archeski, Gragnani, Beattie, Bartoni, Manton, and

	Bowlin)
Report:	Attachment A
Background Information:	Attachment B
Wards:	All

Copies of the City of Wildwood's Master Plan, Charter, and Zoning Ordinance are all on file with the City Clerk's Office.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner

ATTACHMENT A - REPORT

Background >>> Over the course of the last several years, the Big Chief Roadhouse has had to have a review of its use of its patio area for outdoor live performances of music due to concerns about loud noise upon the property's surrounding neighbors. This review also includes considerations relating to the established hours and days of operation for the music, along with a yearly meeting where surrounding property owners and the Police Department are notified and allowed to comment. Therefore, each year, the owner of this restaurant has been subject to a decision that would allow live music performances to continue on the patio of the business or not.

During the 2016 review of this outdoor music allowance, the owner of the restaurant questioned the singular nature of her process and why she was the only business of this type to be held to an annual review. The Planning and Zoning Commission appreciated the question and held a discussion on this business and others in Town Center that offer live music in an outdoor venue and decided it would be appropriate to undertake a review of this popular activity that restaurants like to offer as a means to bring, and keep, individuals at their facility longer, while having a more enjoyable time. This decision to review this matter also included a request from the Planning and Zoning Commission members that a survey of all businesses that currently, or might at some time, offer

outdoor performances be undertaken and ask about their relative opinions on future regulations, as well as other considerations relating to this topic.

The survey was prepared and provided to a total of twenty (20) businesses that were determined to be already providing outdoor performances of live music or could possibly benefit from the allowances for outdoor live performances of music and other entertainment. The Commission would note that nine (9) businesses responded to the survey and those returns are attached to this report for the City Council's review. This return rate on this survey is very good, and needed, given the small sampling size. Generally, the results indicate the following characteristics:

1. Not all restaurants offer live music performances, but some appear to broadcast music through speakers to a dining area or areas.
2. Most respondents noted a limited outdoor season, generally from April to October.
3. Most respondents that do offer live music performances in an outdoor venue limit the times to no later than 11:00 p.m. to be respectful of surrounding areas.
4. Some of the respondents only have live performances of outdoor music on special occasions.
5. Almost all of the respondents noted, in some form, a desire to respect the neighborhoods around them in terms of noise levels.

Along with this information, the City Attorney provided a set of draft regulations that were developed by his firm for another community relative to outdoor performances, which includes venues that provide live music.

At the public hearing on this request, the Department identified several key points regarding current allowances and the zoning ordinances that address them on a site-by-site basis at this time. These points were as follows:

1. Any regulations that might be adopted in this regard would primarily apply within the City's Town Center Area, where almost all of Wildwood's commercial zoning district designations exist.
2. Any regulations that might be adopted would have to be crafted to address restrictions that may exist in some of the current site-specific ordinances approved under the regulations of the C-8 Planned Commercial District, M-3 Planned Industrial District, and Planned Residential Development Overlay Districts (PRD) that might otherwise prohibit such. Otherwise, each of the site-specific ordinances would have to be amended to comply with these possible new underlying regulations for outdoor performances.
3. Any regulations that might be adopted could also extend to other outdoor venues that generate noise besides live performances, such as broadcasting music through speakers.
4. Any regulations that might be adopted must encourage consistency in how all of these venues are treated in terms of hours and days of operation, locational aspects, acceptable noise levels, and other characteristics, so as they can operate effectively, but not cause potential issues for surrounding areas, particularly if residential in nature.

Current Request >>>

The specific request presented to the Planning and Zoning Commission at its public hearing on this matter was as follows:

P.Z. 12-16 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040 - A request to amend Chapter 415 of the City of Wildwood's Code of Ordinances by either the addition of proposed requirements to Section 415.380 Miscellaneous Regulations or the inclusion of a new Section 415.600 Live Performance and Outdoor Entertainment Regulations, which would establish parameters to ensure consistency in the allowance of live performances and outdoor entertainment, as well as other sound that is projected outdoors through speakers, public address systems, and other such amplification equipment. **(Wards – All)**

The Planning and Zoning Commission sought this requested review on how outdoor music and entertainment venues are regulated in the City, after an owner of such raised questions in the past about day and time requirements on performances, and asked that a single standard be considered in this regard. Given no universal approach to these activities existed in the City's Zoning Ordinance and, therefore, is currently dependent on peace disturbance laws and references in site-specific ordinances for commercial sites, this review was intended to determine if a single set of regulations would provide clarity to owners of facilities wanting to provide this type of entertainment, while making enforcement expectations and actions more easily determined in the future.

For the purposes of pertinent background regarding this current request, the reason there appears to be an inequity in this area of regulation is a function of the zoning district designations' approval date. If approved by St. Louis County prior to the incorporation of Wildwood, restrictions in terms of where allowable and permitted activities may exist, typically inside the building or buildings, were set. Conversely, if the ordinance that governs the development was approved by the City, and in Town Center, allowances for outdoor activities were programmed into it or not prohibited. This distinction leads to certain locations having different terms of use. However, none of the ordinances, whether St. Louis County or the City of Wildwood, precludes live performances or music inside the associated buildings.

Analysis >>> Necessary to the Commission's consideration of this request is the definition of its respective components. In this instance, the primary component to be analyzed is the necessity of the change for this purpose. Along with this component, the Commission would note that, for it to support new legislation in this regard, a definable community benefit must exist. Each of these components must be favorable, before the Commission can consider a recommendation, which supports this request.

(1.) The Necessity of the Change - The Commission would note the necessity of this proposed change is premised on a perceived inequity in how outdoor performances of live music are addressed by the City. This inequity, as explained in this report, is more a function of timing associated with the rezoning of the property, not a deliberate decision on the part of Wildwood. The inequity in regards

to outdoor performances and other activities of a similar nature is not intended to cause issues for businesses wanting to offer this type of amenity or necessity, but rather to recognize the primacy and benefit of setting specific operating parameters and other protections within the site-specific ordinance established for that singular development, which then allows for the character of the area and other proximity considerations relating to potential noise issues to be taken into greater account, than necessarily might in the application of an overall universal approach.

This approach has been applied due to almost all of the commercial sites in the City were approved and developed under the planned commercial district ordinance regulations and crafted to address the character of the surrounding area and the potential impacts associated with any particular development. Accordingly, and in the opinion, of the Commission, this connection between the use of the property and the area around it is best addressed by the site-specific conditions of an ordinance based upon a defined plan. With the development and application of conditions via the site-specific ordinance process, the intended utilization of the property can be addressed, while protecting the area around from unwanted nuisance impacts. Accordingly, the application of requirements to address outdoor performances of live music and other broadcasts may better be accomplished on a case-by-case basis, rather than with a universal ordinance.

Additionally, a universal ordinance does exist in this regard and is enforced as peace disturbance. The determination of peace disturbance is left up to the responding officer to a complaint, but provides the greatest degree of flexibility in this regard, regardless of time of day. The context of this legislation is as follows:

Chapter 210. Offenses
Article V. Offenses Concerning Public Peace
Section 210.150. Peace Disturbance — Penalty.

A. A person commits the offense of peace disturbance if:

1. He/she unreasonably and knowingly disturbs or alarms another person or persons by:
   a. Loud noise; or
   b. Offensive language addressed in a face-to-face manner to a specific individual and uttered under circumstances which are likely to produce an immediate violent response from a reasonable recipient; or
   c. Threatening to commit a felonious act against any person under circumstances which are likely to cause a reasonable person to fear that such threat may be carried out; or
   d. Fighting; or
   e. Creating a noxious and offensive odor.

With these regulations, and the ability to address specific circumstances via the process associated with the planned districts and their resultant legislation, the Commission does not believe the introduction of a universal ordinance is needed at this time for outdoor performances or broadcasts.

In summary, relative to the necessity of new legislation for this purpose, the Commission would again identify the following items:

1. A process exists for allowing and/or controlling outdoor performances and/or broadcasts via the current zoning district designations of almost all commercial zones in Wildwood, which is the C-8 Planned Commercial District designations and associated site-specific ordinances.
2. These site-specific ordinances can be tailored, when first adopted, to address the property's conditions, while taking into account the surrounding neighborhoods and proximity issues associated with the performance or broadcast of music and other sound.
3. The site-specific ordinances can be amended as circumstances change in an area of Town Center, along with accommodating modifications for unforeseen circumstances that may develop over time.
4. The City has a peace disturbance laws in place to address Town Center and other areas of Wildwood.
5. The application of a universal ordinance could lead to enforcement considerations outside the Town Center Area, which the Commission would consider beyond the scope of this initial discussion, again being prompted by a specific situation involving one (1) location.
6. The number of businesses responding to the survey was nine (9) of the twenty (20) businesses contacted by the City, the following information can be noted: three (3) of them provide live music in outdoor settings, three (3) of them broadcast music through speakers, and three (3) of them offer no music. Therefore, the current need for a universal ordinance appears limited at this time.

Community Benefit – The Commission would note the promotion of activities for businesses to ensure their success in the City of Wildwood has high value and benefit. Nothing in the Commission's proposed recommendation on this request would preclude any business from offering this activity, even if currently prohibited by its governing ordinance, since an amendment to such can be requested. This amendment process allows all parties to participate in the discussion of a potential change and develop the best approach for the petitioner and the area in the vicinity of the site. Communication and information provided by this process, if needed, does provide the greatest benefit to all parties.

Additionally, if an existing ordinance already allows outdoor performances and broadcasts, it can be amended to address changes to the business that may occur over time or, conversely, be modified to eliminate problems impacting an area around a commercial development. This approach also ensures that a universal ordinance does not grant authorization to an activity that, in the end, creates unwanted impacts due to the inability to review it on a case-by-case basis, which could occur where residential land uses are in close proximity to a business area. Conversely, this approach will not arbitrarily set a time for an activity that is greater than necessary or too limiting for operational purposes.

Overarching this matter and its discussion is the City's knowledge of how sound is very difficult to manage and, in Wildwood, travels long distances, given its topography. With sound being such a major planning factor, and that many Wildwood residents move to this area for its rural and quiet

setting, addressing these issues on a case-by-case basis is appropriate and supported by the Commission. Given the desire of the City to promote Town Center, review of future uses and associated plans can always factor in the outdoor considerations and ensure all potential pitfalls are addressed sooner rather than later.

Conclusion and Recommendation >>> The Planning and Zoning Commission is not recommending the creation of new legislation to address outdoor performances or broadcasts at this time. At some point in the future, if zoning processes change, such a universal approach may become necessary. Accordingly, the Commission supports utilizing the tools of the Zoning Ordinance, planned districts, and existing peace disturbance laws to ensure that businesses wanting to provide outdoor entertainment and broadcasts have ample opportunity, while protecting surrounding residential areas from impacts, where applicable.

ATTACHMENT B
Background Information

WILDWOOD

CITY OF WILDWOOD
OCT 07 2016
DEPT OF PLANNING & PARKS

Outdoor Music Survey

Instructions: Please consider taking a few minutes to complete the following questions regarding this important topic. Your input on this matter is greatly appreciated. If you prefer, you may also complete this survey on the City's website at www.cityofwildwood.com/musicsurvey . Thank you.

1) Please check the boxes bellow that apply to your current practices regarding live outdoor music performances, music broadcasted outdoors through speakers, public announcement systems, etc. (Please check all that apply.)

- [x] Live outdoor music performances, acoustic
- [x] Live outdoor music performances, with amplification
- [ ] Music broadcast through speakers (i.e. outdoor seating areas, etc.)
- [ ] I don't currently provide outdoor music performances or music broadcast through speakers (See Question #2)
- [ ] Other. Please specify: _____

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- [ ] Yes. Please specify: _____
- [ ] No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

[ ] January	[ ] February	[ ] March
[ ] April	[x] May	[x] June
[x] July	[x] August	[x] September
[x] October	[ ] November	[ ] December

4) If you plan to provide live outdoor music performances and/or music broadcast outdoors through speakers in the future, what months of the year would you do so? (Please check all the apply.)

[ ] January	[ ] February	[ ] March
[ ] April	[ ] May	[ ] June
[ ] July	[ ] August	[ ] September
[ ] October	[ ] November	[ ] December

SEE NEXT PAGE FOR MORE QUESTIONS

5) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?

6-11PM

6) If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?

7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

The Planning and Zoning Commission and Department of Planning greatly appreciate your input on this important topic. Please return the completed survey to The City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040, in the enclosed, postage paid envelope.

The City values you as a business owner and will notify you of any future meetings where this important topic is to be discussed.

Thank You

WILDWOOD®

Outdoor Music Survey

CITY OF WILDWOOD
OCT 07 2016
TW
DEPT OF PLANNING & PARKS

Instructions: Please consider taking a few minutes to complete the following questions regarding this important topic. Your input on this matter is greatly appreciated. If you prefer, you may also complete this survey on the City's website at www.cityofwildwood.com/musicsurvey . Thank you.

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- ☐ Live outdoor music performances, acoustic
- ☐ Live outdoor music performances, with amplification
- ☐ Music broadcast through speakers (i.e. outdoor seating areas, etc.)
- ☐ I don't currently provide outdoor music performances or music broadcast through speakers (See Question #2)
- ☒ Other. Please specify: our live music shows are inside

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- ☐ Yes. Please specify: _____
- ☒ No – I'm afraid it would offend the neighbors

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

☐ January	☐ February	☐ March
☐ April	☐ May	☐ June
☐ July	☐ August	☐ September
☐ October	☐ November	☐ December

4) If you plan to provide live outdoor music performances and/or music broadcast outdoors through speakers in the future, what months of the year would you do so? (Please check all the apply.)

☐ January	☐ February	☐ March
☐ April	☐ May	☐ June
☐ July	☐ August	☐ September
☐ October	☐ November	☐ December

SEE NEXT PAGE FOR MORE QUESTIONS

5) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?

N/A

6) If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?

N/A

7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

Occassionally we will play instruments outside; however, never amplified! Acoustic music is often amplified! I would just say we don't play any amplified music outside!

Denn Efze
Stovall's Crew

The Planning and Zoning Commission and Department of Planning greatly appreciate your input on this important topic. Please return the completed survey to The City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040, in the enclosed, postage paid envelope.

The City values you as a business owner and will notify you of any future meetings where this important topic is to be discussed.

Thank You

WILDWOOD

DEPT OF PLANNING & PARKS
OCT 11 2016
CITY OF WILDWOOD

Outdoor Music Survey

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- [x] Live outdoor music performances, with amplification
- [x] Music broadcast through speakers (i.e. outdoor seating areas, etc.)
- [ ] I don't currently provide outdoor music performances or music broadcast through speakers (See Question #2)
- [ ] Other. Please specify: _____

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- [ ] Yes. Please specify: _____
- [ ] No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

[ ] January	[ ] February	[ ] March
[ ] April	[x] May	[x] June
[x] July	[x] August	[x] September
[x] October	[ ] November	[ ] December

4) If you plan to provide live outdoor music performances and/or music broadcast outdoors through speakers in the future, what months of the year would you do so? (Please check all the apply.)

[ ] January	[ ] February	[ ] March
[ ] April	[ ] May	[ ] June
[ ] July	[ ] August	[ ] September
[ ] October	[ ] November	[ ] December

SEE NEXT PAGE FOR MORE QUESTIONS

5) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?

6-11pm

6) If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?

7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

We end music @ 11:00pm so to not interfere w/ the neighboring hotel.

Beth Williams
Table Three
314-581-2241

The Planning and Zoning Commission and Department of Planning greatly appreciate your input on this important topic. Please return the completed survey to The City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040, in the enclosed, postage paid envelope.

The City values you as a business owner and will notify you of any future meetings where this important topic is to be discussed.

Thank You

WILDWOOD

Outdoor Music Survey

CITY OF WILDWOOD
OCT 14 2016
Via online form
DEPT OF PLANNING & PARKS

Instructions: Please consider taking a few minutes to complete the following questions regarding this important topic. Your input on this matter is greatly appreciated. If you prefer, you may also complete this survey on the City's website at www.cityofwildwood.com/musicsurvey . Thank you.

1) Please check the boxes bellow that apply to your current practices regarding live outdoor music performances, music broadcasted outdoors through speakers, public announcement systems, etc. (Please check all that apply.)

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- [x] Live outdoor music performances, with amplification
- [x] Music broadcast through speakers (i.e. outdoor seating areas, etc.)
- [ ] I don't currently provide outdoor music performances or music broadcast through speakers (See Question #2)
- [ ] Other. Please specify: _____

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- [ ] Yes. Please specify: _____
- [ ] No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

[x] January	[x] February	[x] March
[x] April	[x] May	[x] June
[x] July	[x] August	[x] September
[x] October	[x] November	[x] December

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[x] January	[x] February	[x] March
[x] April	[x] May	[x] June
[x] July	[x] August	[x] September
[x] October	[x] November	[x] December

SEE NEXT PAGE FOR MORE QUESTIONS

5) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?

9:00 a.m

2:00 a.m

6) If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?

9:00 a.m.

2:00 a.m

7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

The Planning and Zoning Commission and Department of Planning greatly appreciate your input on this important topic. Please return the completed survey to The City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040, in the enclosed, postage paid envelope.

The City values you as a business owner and will notify you of any future meetings where this important topic is to be discussed.

Thank You

WILDWOOD

CITY OF WILDWOOD
OCT 17 2016
DEPT OF PLANNING & PARKS

Outdoor Music Survey

Instructions: Please consider taking a few minutes to complete the following questions regarding this important topic. Your input on this matter is greatly appreciated. If you prefer, you may also complete this survey on the City's website at www.cityofwildwood.com/musicsurvey . Please return the survey by **Friday, October 28, 2016**. Thank you.

1) Please check the boxes bellow that apply to your current practices regarding live outdoor music performances, music broadcasted outdoors through speakers, public announcement systems, etc. (Please check all that apply.)

- ☐ Live outdoor music performances, acoustic
- ☐ Live outdoor music performances, with amplification
- ☐ Music broadcast through speakers (i.e. outdoor seating areas, etc.)
- ☒ I don't currently provide outdoor music performances or music broadcast through speakers (See Question #2)
- ☒ Other. Please specify: Only on May 5th (cinco de Mayo)

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- ☐ Yes. Please specify: _____
- ☒ No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

☐ January	☐ February	☐ March
☐ April	☐ May	☐ June
☐ July	☐ August	☐ September
☐ October	☐ November	☐ December

4) If you plan to provide live outdoor music performances and/or music broadcast outdoors through speakers in the future, what months of the year would you do so? (Please check all the apply.)

☐ January	☐ February	☐ March
☐ April	☐ May	☐ June
☐ July	☐ August	☐ September
☐ October	☐ November	☐ December

SEE NEXT PAGE FOR MORE QUESTIONS

5) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?

6) If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?

7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

* We dont have any Comment or Concerns

The Planning and Zoning Commission and Department of Planning greatly appreciate your input on this important topic. Please return the completed survey to The City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040, in the enclosed, postage paid envelope.

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Thank You

WILDWOOD

CITY OF WILDWOOD
OCT 24 2016
DEPT OF PLANNING & PARKS

Outdoor Music Survey

Instructions: Please consider taking a few minutes to complete the following questions regarding this important topic. Your input on this matter is greatly appreciated. If you prefer, you may also complete this survey on the City's website at **www.cityofwildwood.com/musicsurvey** . Please return the survey by **Friday, October 28, 2016**. Thank you.

1) Please check the boxes bellow that apply to your current practices regarding live outdoor music performances, music broadcasted outdoors through speakers, public announcement systems, etc. (Please check all that apply.)

- ☐ Live outdoor music performances, acoustic
- ☐ Live outdoor music performances, with amplification
- ☒ Music broadcast through speakers (i.e. outdoor seating areas, etc.)
- ☐ I don't currently provide outdoor music performances or music broadcast through speakers (See Question #2)
- ☐ Other. Please specify: _____

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- ☒ Yes. Please specify: POSSIBLY FOR OFF-SEASON EVENTS
- ☐ No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

☒ January	☒ February	☒ March
☐ April	☐ May	☐ June
☐ July	☐ August	☐ September
☐ October	☐ November	☒ December

4) If you plan to provide live outdoor music performances and/or music broadcast outdoors through speakers in the future, what months of the year would you do so? (Please check all the apply.)

☒ January	☒ February	☒ March
☒ April	☒ May	☒ June
☒ July	☒ August	☒ September
☒ October	☒ November	☒ December

SEE NEXT PAGE FOR MORE QUESTIONS →

5) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?

Week DAYS IN SEASON (DEC./JAN./FEB./MARCH) ~ 9am - 9:30PM
Week ENDS ~ 9am - 1am (CLOSE ON NON-HOLIDAY WEEKENDS - Sunday at 8:30pm. HOLIDAY Weekends (CLOSE SUNDAY AT 1AM) MLK DAY & PRESIDENTS' DAY

6) If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?

Possibly similiar hours as ABOVE.

7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

EVENTUALLY, HIDDEN VALLEY would like TO BE CONSIDERED FOR FUTURE OUTSIDE SEATING AND DINING, PATIO IMPROVEMENTS. HIDDEN VALLEY IS ALSO EXPLORING THE POSSIBILITIES OF PROVIDING OFF-SEASON COMMUNITY RECREATIONAL ACTIVITIES AND/OR COMMUNITY-public event functions.

The Planning and Zoning Commission and Department of Planning greatly appreciate your input on this important topic. Please return the completed survey to The City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040, in the enclosed, postage paid envelope.

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Thank You

WILDWOOD

CITY OF WILDWOOD
OCT 24 2016
DEPT OF PLANNING & PARKS

Outdoor Music Survey

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- ☑ Music broadcast through speakers (i.e. outdoor seating areas, etc.)
- ☐ I don't currently provide outdoor music performances or music broadcast through speakers (See Question #2)
- ☐ Other. Please specify: _____

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- ☐ Yes. Please specify: _____
- ☐ No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

☐ January	☐ February	☐ March
☑ April	☑ May	☑ June
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4) If you plan to provide live outdoor music performances and/or music broadcast outdoors through speakers in the future, what months of the year would you do so? (Please check all the apply.)

☐ January	☐ February	☐ March
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☑ July	☑ August	☑ September
☑ October	☐ November	☐ December

SEE NEXT PAGE FOR MORE QUESTIONS →

5) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?

11:00 AM - 1:00 AM WED-SAT
11:00 AM - 12:00 AM MON-TUE
11:00 AM - 11:00 PM SUN

6) If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?

SAME AS ABOVE

7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

The Planning and Zoning Commission and Department of Planning greatly appreciate your input on this important topic. Please return the completed survey to The City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040, in the enclosed, postage paid envelope.

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Thank You

WILDWOOD

CITY OF WILDWOOD
OCT 24 2016
DEPT OF PLANNING & PARKS

Outdoor Music Survey

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- ☐ Live outdoor music performances, with amplification
- ☐ Music broadcast through speakers (i.e. outdoor seating areas, etc.)
- ☒ I don't currently provide outdoor music performances or music broadcast through speakers (See Question #2)
- ☐ Other. Please specify: _____

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- ☐ Yes. Please specify: _____
- ☒ No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

☐ January	☐ February	☐ March
☐ April	☐ May	☐ June
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4) If you plan to provide live outdoor music performances and/or music broadcast outdoors through speakers in the future, what months of the year would you do so? (Please check all the apply.)

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SEE NEXT PAGE FOR MORE QUESTIONS →

5) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?

6) If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?

7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

We dont mind any of our neighbors having live music :)

The Planning and Zoning Commission and Department of Planning greatly appreciate your input on this important topic. Please return the completed survey to The City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040, in the enclosed, postage paid envelope.

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Thank You

WILDWOOD

Outdoor Music Survey

CITY OF WILDWOOD
OCT 31 2016
DEPT OF PLANNING & PARKS

Instructions: Please consider taking a few minutes to complete the following questions regarding this important topic. Your input on this matter is greatly appreciated. If you prefer, you may also complete this survey on the City's website at **www.cityofwildwood.com/musicsurvey** . Please return the survey by **Friday, October 28, 2016**. Thank you.

1) Please check the boxes bellow that apply to your current practices regarding live outdoor music performances, music broadcasted outdoors through speakers, public announcement systems, etc. (Please check all that apply.)

- ☐ Live outdoor music performances, acoustic
- ☐ Live outdoor music performances, with amplification
- ☒ Music broadcast through speakers (i.e. outdoor seating areas, etc.)
- ☐ I don't currently provide outdoor music performances or music broadcast through speakers (See Question #2)
- ☐ Other. Please specify: _____

2) If you don't currently provide live outdoor music performances and/or music broadcast outdoors through speakers, do you plan to do so in the future?

- ☐ Yes. Please specify: If allowed
- ☐ No

3) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what months of the year do you typically provide this entertainment? (Please check all that apply.)

☐ January	☐ February	☐ March
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4) If you plan to provide live outdoor music performances and/or music broadcast outdoors through speakers in the future, what months of the year would you do so? (Please check all the apply.)

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There should not be a limit based on time of year.

SEE NEXT PAGE FOR MORE QUESTIONS

5) If you currently provide live outdoor music performances and/or music broadcast outdoors through speakers, what hours of the day do you typically do so?

The goal of live music is to provide option to customers during off peak times of business.

6) If you plan to provide live outdoor music for performances and/or music broadcast outdoors through speakers in the future, what hours of the day do would you do so?

Follow times already established ending @ 11pm

7) Please provide any comments, concerns, or questions regarding any future regulations regarding live outdoor music performances, as well as music that is broadcast outdoors through speakers, public announcement systems, etc. Your input is valued and appreciated.

Live music is a marketing tool for business to promote additional business during off peak times. Days and frequency should not be limited. Business owners should be able to use music when needed during different seasons throughout the year. Don't put too many restrictions as long as noise ordinance & ending time is followed. I can obtain a permit to have live music @ my house & band must end at 11pm but my business in a commercial district must end @ 9:30. Weird? Thanks! Super excited to see how the city will grow from this experience!

The Planning and Zoning Commission and Department of Planning greatly appreciate your input on this important topic. Please return the completed survey to The City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040, in the enclosed, postage paid envelope.

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Thank You

CHAPTER ___: LIVE ENTERTAINMENT REGULATIONS

SECTION ___.010: DEFINITIONS

As used in this Chapter, the following terms shall have these prescribed meanings:

BUSINESS OWNER OR OPERATOR: Any person who owns or operates a commercial establishment offering live entertainment. If owned and/or operated by a partnership, each partner shall be deemed an owner and/or operator of the business. If owned and/or operated by a corporation, including a limited liability organization, each officer, director or principal stockholder shall be deemed an owner and/or operator of the business. For the purpose of this Section, a principal stockholder is a person who owns or controls twenty percent (20%) or more of the corporation or organization.

COMMERCIAL ESTABLISHMENT: Any building and the grounds used therewith or any tract of land where services are offered to the public for a consideration or things are sold or are offered for sale or orders are taken for the sale thereof to the public.

LIVE ENTERTAINMENT: Entertainment provided to an audience via amplification, excluding karaoke. Entertainment provided by televisions, juke boxes or recorded music not played on equipment operated by a disk jockey are not required to comply with the provisions of this Chapter.

LIVE ENTERTAINMENT BUSINESS LICENSE: A license issued after approval by the City Council that permits commercial establishments to offer live entertainment, including outdoor live entertainment.

LIVE ENTERTAINMENT SPECIAL EVENT PERMIT: A permit issued after approval by the City Council that permits commercial establishments to offer live entertainment, including outdoor live entertainment, at a special event, not to exceed twenty-four (24) consecutive hours.

MANAGER: Any person or persons who manage, direct, supervise or administer the affairs or conduct of a commercial establishment offering live entertainment, including assistant managers and supervisors who work with or under the direction of a manager.

OUTDOOR LIVE ENTERTAINMENT: Live entertainment which is provided in a venue which is not enclosed by a structure which has a solid roof and at least four (4) solid walls.

PRIVATE CLUB OR LODGE: A building or premises used for social, recreational, dining or philanthropic purposes the normal use of which is limited to specific members, patrons or otherwise listed and enumerated persons who organize for a common purpose to pursue common goals, interests and activities characterized by certain membership qualifications, payment of fees and dues, regular meetings and a constitution and bylaws.

PYROTECHNIC DISPLAY: The detonation, ignition or deflagration of display fireworks or flame effects to produce a visual or audible exhibition.

SPECIAL EVENT: Events such as, but not limited to, concerts, festivals, parades and athletic events.

TENT: A pavilion, canvas house, or other temporary shelter, typically without a foundation, sustained by poles, and enclosed with walls of cloth, fabric, or other pliable material and used for live entertainment.

SECTION ___.020: LICENSES AND PERMITS -- WHEN REQUIRED

A. *Live Entertainment Business License Required.* It shall be unlawful for any commercial establishment to operate or permit to be operated on any premises in the City any live entertainment unless the commercial establishment has a valid live entertainment business license or live entertainment special event permit.

B. *Exceptions.* Live entertainment sponsored and/or authorized by the City, schools, churches, not-for-profit organizations, banquet halls, private clubs and lodges (provided such banquet halls, private clubs and lodges are in existence on or before July 19, 2012) are excluded from the provisions of this Chapter. Any banquet hall, private club or lodge constructed and/or opened after July 19, 2012, in the City that proposes to offer live entertainment shall be required to comply with the provisions of this Chapter.

SECTION ___.030: SPECIFIC RESTRICTIONS AND REQUIREMENTS

A. Outdoor live entertainment shall not be permitted between the hours of 11:00 P.M. Friday and 6:00 A.M. Saturday, between the hours of 11:00 P.M. Saturday and 11:00 A.M. Sunday, and between 10:00 P.M. Sunday, Monday, Tuesday, Wednesday, and Thursday and 6:00 A.M. the following morning.

B. All other live entertainment shall not be permitted between the hours of 1:00 A.M. and 6:00 A.M. on Saturday, between the hours of 1:00 A.M. and 11:00 A.M. on Sunday, and between 12:00 A.M. and 6:00 A.M. on Monday, Tuesday, Wednesday, Thursday, and Friday.

C. *Noise.* No noise emitting from the premises at which live entertainment is offered shall be at such a level as to unreasonably disturb the peaceful enjoyment

of nearby properties. The provisions of Sections 215.100 through 215.180 of this Code shall apply to all live entertainment.

D. *Prohibited Individuals.* With the exception of employees, no person under the age of twenty-one (21) shall be allowed on the premises of any commercial establishment that serves alcoholic beverages during the time live entertainment is being offered unless accompanied by his or her parent or legal guardian.

E. *Pyrotechnic Displays Prohibited.* No pyrotechnic displays or devices of any nature shall be permitted in conjunction with any commercial establishment offering live entertainment.

F. *Disorderly Conduct.* No fighting or other disorderly conduct shall be allowed at any commercial establishment offering live entertainment. Furthermore, no loitering or gathering around any commercial establishment offering live entertainment shall be allowed once the business has closed for the night.

G. *Separation From Nearby Residential Structures.* A live entertainment business license shall only be issued if:

1. There is at least two hundred (200) feet between the closest point of the building (or unit in a multi-tenant building) for which the license is sought and the closest point of any structure designed for residential purposes; *except* that nothing contained in this subsection shall apply to any building located within the [SPECIAL MIXED USE ZONING]; or

2. An acoustical study prepared by a qualified acoustical engineer establishes to the satisfaction of the City Council that the sound level emitting from the licensed commercial establishment will not exceed the standards set forth in Title __, Article ___ of the City Code at the closest point on any adjoining lot upon which a structure designed for residential purposes is located. The acoustical study shall document all sound-dampening features incorporated in the commercial establishment to be licensed; all such dampening features shall remain incorporated in the commercial establishment so long as such commercial establishment possesses a valid live entertainment business license.

SECTION ___.040: LIVE ENTERTAINMENT BUSINESS LICENSES -- APPLICATION REQUIREMENTS AND REVIEW PROCEDURES

A. *Fee.* Each application for a live entertainment business license shall be accompanied by an application fee of two hundred fifty dollars ($250.00), no part of which shall be refundable.

B. *Required Information.* Each application for a live entertainment business license shall include the following:

1. A completed live entertainment business license application that includes the name and address of the commercial establishment; description of commercial establishment; description of type of live entertainment to be performed; name, address, date of birth, driver's license number, telephone number and previous addresses of applicant.

2. A copy of the business license, liquor license, and any other applicable permits or licenses issued to the commercial establishment proposing to offer live entertainment.

3. A scaled drawing showing the location of the commercial establishment and proximity to other commercial establishments and/or residences, the size of the commercial establishment, the location within the commercial establishment where live entertainment will be performed, and the building ingress and egress points. Only initial applications for a live entertainment business license must include a drawing, except that a new drawing is required if, upon renewal of a live entertainment business license, the physical characteristics and location of the commercial establishment is no longer accurately reflected in the drawing submitted with the initial application.

4. If any additional construction is proposed on the commercial establishment site or if a tent will be used for any proposed live entertainment, then a building permit must be obtained from the City and a copy thereof must be included with the application.

5. In evaluating the application for the live entertainment business license, the City Council may require additional information deemed necessary to properly review the application, including an acoustical study prepared by a qualified acoustical engineer that states the sound levels emitting from the commercial establishment where live entertainment will be performed at intervals as follows: fifty (50) feet from the front building line, and one hundred (100) feet from the nearest residence or commercial establishment excluding those in the same shopping center or multi-tenant building, if applicable. The acoustical study shall document all sound-dampening features incorporated into the commercial establishment seeking a live entertainment business license.

C. *Review Of The Live Entertainment Business License Application.* Each application for a live entertainment business license shall be reviewed in accordance with the following procedures:

1. The City Clerk shall review the application for the live entertainment business license to make certain all submission requirements have been met.

2. The application for a live entertainment business license shall be referred to the Chief of Police for investigation as to the character and fitness of the

proposed business owner(s), manager(s) or any person(s) listed as having an interest in the commercial establishment. Any individual identified on the application found to have been convicted of any violation of City, State or Federal Statute, or ordinance involving moral turpitude, or who has had any previous business license suspended or revoked may result in a recommendation of denial of the license request.

3. Upon the completion of his/her investigation, the Chief of Police shall make a recommendation to the City Council to approve, approve with conditions or deny the application for the live entertainment business license.

4. A majority vote by the City Council shall be required to approve, approve with conditions or deny the application for the live entertainment business license. In approving the live entertainment business license, the City Council may add reasonable conditions above and beyond the specific restrictions and requirements of this Chapter deemed necessary to protect the peace, health, safety, comfort, morals and general welfare of the City and its inhabitants.

5. Applications for a live entertainment business license that are denied by the City Council may not be resubmitted for a period of twelve (12) months from the date of said denial, except on the grounds of new evidence or proof of change of factors found to be valid by the City Clerk or Chief of Police. Any such application setting forth new evidence or proof of change of factors shall be treated as a new application, and must comply with all of the requirements set forth this Section.

SECTION ___.050: LIVE ENTERTAINMENT SPECIAL EVENT PERMITS -- APPLICATION REQUIREMENTS AND REVIEW PROCEDURES

A. *Fee.* Each application for a live entertainment special event permit shall be accompanied by an application fee of fifty dollars ($50.00), no part of which shall be refundable. Applications must be submitted at least thirty (30) days in advance of the date of the proposed special event. Each special event shall not exceed twenty-four (24) consecutive hours in duration. A maximum of three (3) live entertainment special event permits may be issued to any commercial establishment or for the same location within a one (1) year period between January first (1st) and December thirty-first (31st) of that same year.

B. *Required Information.* Each completed application for a live entertainment special event permit shall be submitted at least thirty (30) days prior to the special event for which the permit is sought, and shall include the following:

1. A completed live entertainment special event permit application that includes: the name and address of the owners of the property at which the special event is to occur; a description of the premises at which the special event is to

occur; a description of type of live entertainment to be performed; the name, address, date of birth, driver's license number, telephone number and previous addresses of the applicant.

2. A copy of the current business license, liquor license, special event liquor license, and any other applicable permits or licenses issued to the proposed commercial establishment to offer live entertainment.

3. A scaled drawing showing the location of the commercial establishment and proximity to other commercial establishments and/or residences, size of the commercial establishment, location within the commercial establishment where live entertainment will be performed, and building ingress and egress points.

4. If any additional construction is proposed on the commercial establishment site or if a tent will be used for any proposed live entertainment, then a building permit must be obtained from the City and a copy thereof must be included with the application.

C. *Review Of The Live Entertainment Special Event Permit.* Each application for a live entertainment special event permit shall be reviewed in accordance with the following procedures:

1. The City Clerk shall review the application for the live entertainment special event permit to make certain all submission requirements have been met.

2. The application for a live entertainment special event permit shall be referred to the Chief of Police for investigation as to the character and fitness of the proposed business owner(s), manager(s) or any person(s) listed as having an interest in the proposed special event. Any individual identified on the application found to have been convicted of any violation of City, State or Federal Statute, or ordinance involving moral turpitudes or who has had any previous business license suspended or revoked may result in a recommendation of denial of the permit request.

3. Upon the completion of his/her investigation, the Chief of Police shall make a recommendation to the City Council to approve, approve with conditions or deny the application for the live entertainment special event permit.

4. A majority vote by the City Council shall be required to approve, approve with conditions or deny the application for the live entertainment special event permit. In approving the live entertainment special event permit, the City Council may add reasonable conditions above and beyond the specific restrictions and requirements of this Chapter deemed necessary to protect the peace, health, safety, comfort, morals and general welfare of the City and its inhabitants.

5. Applications for a live entertainment special event permit that are denied by the City Council may not be resubmitted for a period of twelve (12) months from the date of said denial, except on the grounds of new evidence or proof of change of factors found to be valid by the City Clerk or Chief of Police. Any such application setting forth new evidence or proof of change of factors shall be treated as a new application, and must comply with all of the requirements set forth this Section.

SECTION ___.060: EXPIRATION AND VALIDITY OF LIVE ENTERTAINMENT BUSINESS LICENSE AND SPECIAL EVENT PERMIT

The live entertainment business license will be issued for a one (1) year period beginning on January first (1st) and expiring on December thirty-first (31st) of that same year. If a commercial establishment applies for a license for a portion of the year, the live entertainment business license application fee will not be prorated. The live entertainment special event permit shall only be valid for the date(s) and hours of operation for which it was granted. A live entertainment business license or live entertainment special event permit shall only be valid for the business owner or operator to whom it was originally issued. Any sale or transfer of the commercial establishment will void any live entertainment business license or live entertainment special event permit. The new owner/operator will be required to apply for a new live entertainment business license and live entertainment special event permit if they wish to provide live entertainment.

SECTION ___.070: REVOCATION OR SUSPENSION OF A LIVE ENTERTAINMENT BUSINESS LICENSE OR SPECIAL EVENT PERMIT

The City Clerk may suspend for a period of up to ninety (90) days or revoke any live entertainment license or permit upon the finding of one (1) or more of the following:

1. Intentional misstatements or misleading statements of fact in the application for the license or permit not discovered until after the issuance of the permit or license.

2. Permitting any conduct that would constitute a violation of the requirements of this Chapter and/or any additional conditions that were placed upon the issuance of the license or permit by the City Council.

3. Permitting any conduct that would constitute a violation of any State Statutes or City ordinances.

4. Permitting noise or other conditions which unreasonably disturb the repose of occupants of nearby properties or unreasonably disturb the peaceful enjoyment of nearby properties.

5. Upon conviction of any violation of any State Statute or City ordinance, the live entertainment license or permit shall be revoked or suspended by a length of time as determined by the City Clerk, but in no event less than ninety (90) days or more than one (1) year.

SECTION ___.080: APPEAL OF A REVOKED OR SUSPENDED LIVE ENTERTAINMENT LICENSE OR PERMIT

A. If any live entertainment license or permit is revoked or suspended by the City Clerk, the holder of the permit may request review by the City Council. Written notice of a request for review must be filed with the City Clerk within five (5) days of the date of notice of suspension or revocation, and must set forth all reasons known or asserted by the appellant as to wherein and why the Clerk's decision is erroneous.

B. The City Council shall conduct a hearing after first having given such licensee/permittee not less than ten (10) days' notice, in writing, of the hearing. The notice shall contain the alleged grounds for such suspension or revocation and shall command the licensee/permittee to be present at the regular meeting or special meeting of the City Council and show cause, if any, why such license should not be suspended or revoked. The licensee/permittee shall have the right to be represented by counsel at said hearing. Such hearing shall be conducted as other City Council proceedings are conducted. Upon the suspension or revocation of any license, no license fee paid shall be refunded to the licensee/permittee.

C. The decision of the City Council and the reasons thereof shall be sent by certified mail or hand delivered to the licensee or permittee.

D. Any licensee or permitee aggrieved by a decision of the City Council may seek review in the Circuit Court of St. Charles County pursuant to the provisions of Chapter 536, RSMo.

WILDWOOD

Final Recommendation Report

<<< Site Development Plan Package >>>
City of Wildwood Planning and Zoning Commission
January 17, 2017 Executive Meeting

Petition Numbers:	***P.Z. 12 and 13-15 The Villages at Bright Leaf***
Petitioner:	Fischer & Frichtel Custom Homes L.L.C. and Consort Homes L.L.C., 16640 Chesterfield Grove Road, Suite 130, Chesterfield, Missouri, 63005
Zoning District(s):	R-3 10,000 Square Foot Residence District, with a Planned Residential Development Overlay District (PRD)
Location:	North side of State Route 100, between Eatherton Road and Taylor Road
Locator Numbers:	23V230041, 23V230050, 23V240327, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, and 23V610917
Street Addresses:	2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16615, 16602, and 16618 Overlook Hills Drive
Town Center Designation:	Neighborhood General and Neighborhood Edge Districts
Ward:	Five
Tract Size:	78.0 acres
Site Plan Subcommittee Meeting Dates:	September 6 and 19, 2016
Conditional Approval Date of the Plan Package:	September 19, 2016
Petitioners' Request on Plan:	Complete the approval process of the Site Development Plan (SDP) by addressing the remaining conditioned items identified for further study in the September 19, 2016 Planning and Zoning Commission action.

Planning and Zoning Commission's Recommendation: **Approval** of a Site Development Plan (SDP), including the Landscaping and Lighting Plans (these submittals were not available in September 2016, but now have been addressed), thereby removing the conditional items associated with the Planning and Zoning Commission's initial action on this matter, which occurred on September 19, 2016.

Background on Recommendation: The Planning and Zoning Commission would first note that, when it acted upon the Site Development Plan package for this major residential development in the City's Town Center Area, it was conditional in nature. At that time, September 2016, the petitioner was still attempting to complete the Site Development Plan review process, so the City could issue a preliminary permit for clearing and grubbing before the November 1, 2016 grading deadline was reached, which precludes any such activity thereafter until March 1, 2017. Therefore, the Commission, acknowledging that many of the major items associated with this project had been addressed and determined to be compliant to the governing site-specific ordinance, agreed by its action to proceed with this conditional approval of the plan sheets. Given other circumstances and the size of this project, the developers have chosen not to proceed with the issuance of a grading permit thereafter, which allowed them more time to finalize all of the components of the development, before undertaking any activity at the site itself.

Regardless of that decision by the two (2) developers of this project, the conditional items associated with the Commission's action on the Site Development Plan remain applicable, outstanding, and needing to be addressed to allow for final action of the Site Development Plan package, thereby completing the zoning portion of the City's land use process for this specific project. These items that led to the conditional approval of the Site Development Plan package can be summarized as follows:

1. The final conceptual approval from the Metropolitan St. Louis Sewer District (MSD) regarding the planned design of infrastructure improvements to manage runoff from storm events.
2. The direction of the Missouri Department of Transportation (MoDOT) regarding the intersections of Taylor Road and State Route 100 and State Route 100 and State Route 109.
3. The selection of the best method to address the secondary emergency access, given the fire district's preference for a passive type of approach, while ensuring it does not become an issue for pedestrians and bicyclists to use. Other considerations of the fire district needing

to be addressed as well include the following: roundabout, splitter island, and speed table designs.

4. The construction access component to begin the development of the site, specifically its location on the properties and the placement of improvements required by the Stormwater Pollution Prevention Plan (SWPPP).
5. The width of the trail easement and the hard-surface improvement itself.
6. The further study of the easternmost cul-de-sac that abuts the Evergreen Subdivision and potentially increasing the amount of separation between the existing and proposed homesites, modifying the height of the berm, and minimizing grading along the common boundary line.

In considering these items, the Planning and Zoning Commission would note that, in each instance, it attempted to address all issues that had been identified by surrounding property owners and others, as part of this final review of the plan sheets and related documents. The Planning and Zoning Commission believes that a majority of these issues have been addressed, while others were investigated and determined to beyond the scope of the governing site-specific ordinance for this project and/or the underlying regulations of the City that are applicable to a Town Center residential development. These areas, such as the easternmost cul-de-sac, did receive modifications, but not to the extent sought by some property owners in the vicinity. However, the Commission would state that it attempted to preserve as many existing trees as possible throughout the development site and reduce impacts on existing dwellings to the greatest extent possible.

Furthermore, the Planning and Zoning Commission would also note the proposal for this site reinforces the priority of the City to create communities that reflect reasonable densities of dwellings within the Town Center Area, while providing for a full range of amenities and infrastructure to meet the increased needs and demands created by additional residents in the area. Additionally, this proposal includes the extension of Eatherton Road through the entirety of the site, a critical roadway for the functional circulation, while also protecting the jurisdictional waterway located thereon, providing useable public space and a safe trail/sidewalk network, and offering a mix of units (life-cycle housing), all with quality materials and design. Collectively, these components of the plan and associated units are indicative of the compliance the submittal has to standards, guidelines, and regulations of the City.

To date, this project will represent the largest Town Center Area residential development undertaken in the City to reach this point in the process, with its one hundred ninety-two (192) units. The project entails over seventy–eight

(78) acres of land area, which under full development will alter the characteristics of the neighborhood from this point forward. Therefore, it is incumbent upon the developers and the City to meet the required high levels of design, construction, and compliance to protect the neighborhoods and the investments made by current residents. Requirements have been set in place that are reflected on the attached plan sheets to ensure the proper framework is in place to achieve this desired end product.

Action of the Planning And Zoning Commission:

Acknowledging these items and their relative completion, as described below, the Planning and Zoning Commission has considered the submitted plans, which includes the Site Development Plan (SDP) and related sheets, including the Landscape and Lighting Plans, and believes them to meet minimum compliance with the site-specific ordinance governing this property and the City's *Zoning Ordinance* and *Subdivision and Development Regulations*. This compliance leads the members of the Planning and Zoning Commission to support approval of this complement of plans, thereby allowing the Department of Planning to sign and release them.

In regards to the six (6) items that were identified by the Planning and Zoning Commission in its conditional approval of the Site Development Plan (SDP), the developers have provided additional information in support of them, which has been considered and reviewed. Along with this review by the Planning and Zoning Commission, it has provided its commentary in this regard, which is noted below:

1. The final conceptual approval from the Metropolitan St. Louis Sewer District (MSD) regarding the planned design of infrastructure improvements to manage runoff from storm events. **Commission's Note >>> The Metropolitan St. Louis Sewer District has advised the design of stormwater improvements does meet its minimum standards for flood and channel protection, as well as water quality. The district's review has reached the stage of authorization of permits, if all of the City's approvals were in place. Included in the management of stormwater runoff, the Commission would note the permit for disturbance of a waterway of the United States of America has been issued by the U.S. Army Corp of Engineers and is attached to this report.**
2. The direction of the Missouri Department of Transportation (MoDOT) regarding the intersections of Taylor Road and State Route 100 and State Route 100 and State Route 109. **Commission's Note >>> The**

Missouri Department of Transportation (MoDOT) has completed its review of the revised traffic study and has determined no additional modifications are required to its network of roadway improvements serving this site, which include State Route 100 and State Route 109. Initially, the State believed modifications may be necessary at the intersection of these two (2) state routes, but it was determined to function well at its current design and capacity. The letter from the Missouri Department of Transportation (MoDOT) is attached to this report.

3. The selection of the best method to address the secondary emergency access, given the fire district's preference for a passive type of approach, while ensuring it does not become an issue for pedestrians and bicyclists to use. Other considerations of the fire district needing to be addressed as well include the following: roundabout, splitter island, and speed table designs. **Commission's Note >>> The developers have provided a revised design for this planned connection to serve as secondary emergency access and a pedestrian way between the new development and the Evergreen Subdivision, which includes a mix of materials, design components, and landscaping to create a useable passageway for emergency vehicles and pedestrians, while discouraging any other use. The design is provided in an attached sheet. The Commission supports this design, which includes, at this time, a mix of asphalt and turfstone permeable pavers to provide the required stable surface for emergency vehicles and other users. The selected permeable pavers allow for grass to germinated and grow within the voids associated with its pattern, so as to provide a green space in this area. Complementing this access way, landscaping and boulders are planned along its edges. Although the Commission is supportive of this design, it does believe the entire area should be constructed with the turfstone permeable paver material, so as all of it will be a grass area capable of accommodating the weight of emergency vehicles and other users. This area being turf will also have a better visual appearance to surrounding lot owners and deter others from its use, since no type of gate or bollard system is planned at this time.**

4. The construction access component to begin the development of the site, specifically its location on the properties and the placement of improvements required by the Stormwater Pollution Prevention Plan (SWPPP). **Commission's Note >>> The governing site-specific ordinance for this project limits construction access to the Taylor Road intersection with State Route 100 (see attached ordinance). Given this circumstance, the Commission has reviewed several options for the location of the access point and associated staging area for employee parking and equipment placement. The intent of**

this review of options was to determine if the access roadway to the staging area could be placed as close to State Route 100 as possible. To this end, the Commission is supporting a revised design, which has placed the access point within ninety (90) feet of the intersection of Taylor Road and State Route 100. This point of ingress/egress requires vehicles to pass behind only two (2) existing rear yard areas of residences, both of which are the largest of the lots in this vicinity. The associated staging area will then be situated approximately nine hundred (900) feet due west of this access point, with the intent to minimize the level of noise and disturbance associated with this location. In its analysis, the Commission avoided removing existing trees in the proposed public space area and prompting major utility relocations for such a temporary access and staging area at the Taylor Road/State Route 100 intersection.

5. The width of the trail easement and the hard-surface improvement itself. **Commission's Note >>> The width of the proposed easement is twenty-five (25) feet to allow for the planned ten (10) foot wide, asphalt multiple-use trail to be constructed within it. The intent of the easement width is to allow more flexibility in the placement of the trail within its boundaries, which will limit tree removal and ensure this improvement can be sited at the best location within its entire length, from one (1) end of the site to the other.**

6. The further study of the easternmost cul-de-sac that abuts the Evergreen Subdivision and potentially increasing the amount of separation between the existing and proposed homesites, modifying the height of the berm, and minimizing grading along the common boundary line. **Commission's Note >>> The placement of this eastern cul-de-sac and the impact it has on abutting, existing homesites in the Evergreen Subdivision has been reviewed and the Commission has chosen to increase the bufferyard requirement from the standard "B (as shown)" to "D." This increase in plantings is intended to provide a successful 'green screen' between the rear yard areas of the new and existing dwellings that will share a common property line, while also requiring the planned berm to increase to the maximum allowable height for screening purposes as well. The Commission, previously, as part of its recommendation to the City Council on the initial zoning of this property, required all vents and stacks on the roofs of the dwellings facing toward the Evergreen Subdivision to be painted to match the color of the shingles, while ensuring all building materials were of the highest quality. All of these requirements were included in the development of this single cul-de-sac, along with shortening and shifting the cul-de-sac location to the west, which retained additional treed areas at its northern end, while ensuring all lots are of equal size and width to match the existing pattern of the area. The**

Commission is aware of the concerns of residents in this area regarding tree removal, which is why it has undertaken a review of all options and implemented those types that are within its allowable authority. However, the Commission will continue to seek alternatives to offset the impacts of this new development in this area, as Improvement Plans are prepared and reviewed, and grading progresses on the site.

Summary and Conditions of Action:

This recommendation is conditioned upon the developers of this project, and their contractors/subcontractors, meeting all required and underlying codes, regulations, and standards of the City relating to this property and the development of land. The Planning and Zoning Commission is again recommending approval of the Site Development Plan and related items at this time, given the conditioned items of its past action have been addressed to its satisfaction. This recommendation is also based upon the completion of all required infrastructure and other public improvements associated with this site adhering to the approved plans for such, or otherwise they being amended in accordance with the processes of the City of Wildwood.

Attachments And Enclosures:

Attachment A - Site Development Plan (SDP) and Related Items
Attachment B – Site-Specific Ordinance
Attachment C – Background Information

Vote:

The Planning and Zoning Commission approved the six (6) conditioned items associated with the Site Development Plan (SDP) package and released it for recording. The vote was 7 to 0 in support of the plan package (Voting Aye: Lee, Archeski, Gragnani, Beattie, Bartoni, Manton, and Bowlin).

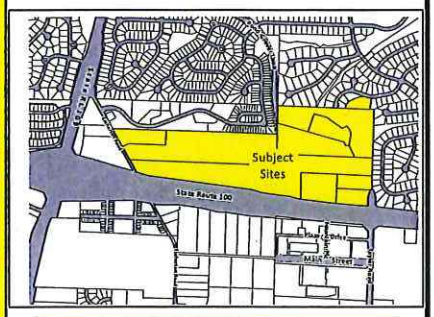
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
TUESDAY, January 17, 2017, at 6:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 1,500 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

*** PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.**



Subject Site:
Villages at Bright Leaf Subdivision

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.
THANK YOU!

Listed below is a request that was initially acted upon by the Planning and Zoning Commission at a public meeting held on September 19, 2016. You and many of your neighbors may have expressed interest in the outcome of this final review and the Commission is scheduled to take action upon this item at its upcoming meeting. If inclined, the Commission encourages you to attend this meeting and hear the recommendation on this matter and participate in its discussion. The meeting will be held on **Tuesday, January 17, 2017, at 6:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

A Site Development Plan recommendation report of the Planning and Zoning Commission regarding **P.Z. 12 and 13-15 The Villages at Bright Leaf;** R-3 10,000 square foot Residence District (Town Center "Neighborhood General District" and "Neighborhood Edge District"), with a Planned Residential Development Overlay District (PRD); north side of State Route 100, east of State Route 109; which authorized the use of this seventy-eight (78) acre site for up to 192 single family dwellings on individual lots, with common ground, and public space, consistent with the governing site-specific ordinance and Town Center Plan. **This recommendation report addresses the list of required conditional items (six in total) of the Planning and Zoning Commission's initial action on this matter, which occurred on September 19, 2016. (Ward Five)**

RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:

1) Submitting a comment online by visiting: **http://www.cityofwildwood.com/comment.**
2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: **www.cityofwildwood.com**, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

ATTACHMENT A
Site Development Plan (SDP) and Related Items

The Villages at Bright Leaf

A Tract Of Land Located In
Sections 1 & 2, Township 44 North, Range 3 East,
City Of Wildwood,
St. Louis County, Missouri

SITE DEVELOPMENT PLAN

R-3 10,000 Square Foot Residence District
(Town Center "Neighborhood General District" and "Neighborhood Edge District"),
With A Planned Residential Development Overlay District (PRD), Ordinance #2145

CITY OF WILDWOOD
JAN 12 2017
DEPT OF PLANNING & PARKS

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
   WARD EIGHT
   METRO WEST FIRE PROTECTION DISTRICT
   ST. LOUIS COUNTY POLICE DEPARTMENT – CITY OF WILDWOOD (6TH) PRECINCT
   ROCKWOOD R-6 SCHOOL DISTRICT
   METROPOLITAN ST. LOUIS SEWER DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
2. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD, MODOT AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS. SOURCE OF TOPOGRAPHY– AERIAL PHOTOGRAPHY BY SURDEX DATED 3/11/2015.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH MUST BE ACCEPTED/APPROVED BY THE CITY OF WILDWOOD.
7. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE AT INTERSECTIONS AND MEDIANS AS TO RESTRICT SIGHT DISTANCE.
9. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD CODE REQUIREMENTS.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD. SEE REQUIRED LANDSCAPE PLAN
11. THE NEAREST MAJOR INTERSECTION IS HIGHWAY 100 AND STATE ROUTE 109 APPROXIMATELY 200 FEET TO THE SOUTHWEST.
12. THE FRONT FACADES MUST BE 1.5 FEET ABOVE GRADE AT FRONTAGE LINES.
13. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD AND MODOT STANDARDS.
14. ALL EXISTING WATER FEATURES LOCATED ON THIS SITE WHICH WILL BE DISTURBED SHALL BE DEWATERED IN COMPLIANCE WITH THE CITY OF WILDWOOD GRADING CODE.

DEVELOPMENT NOTES:

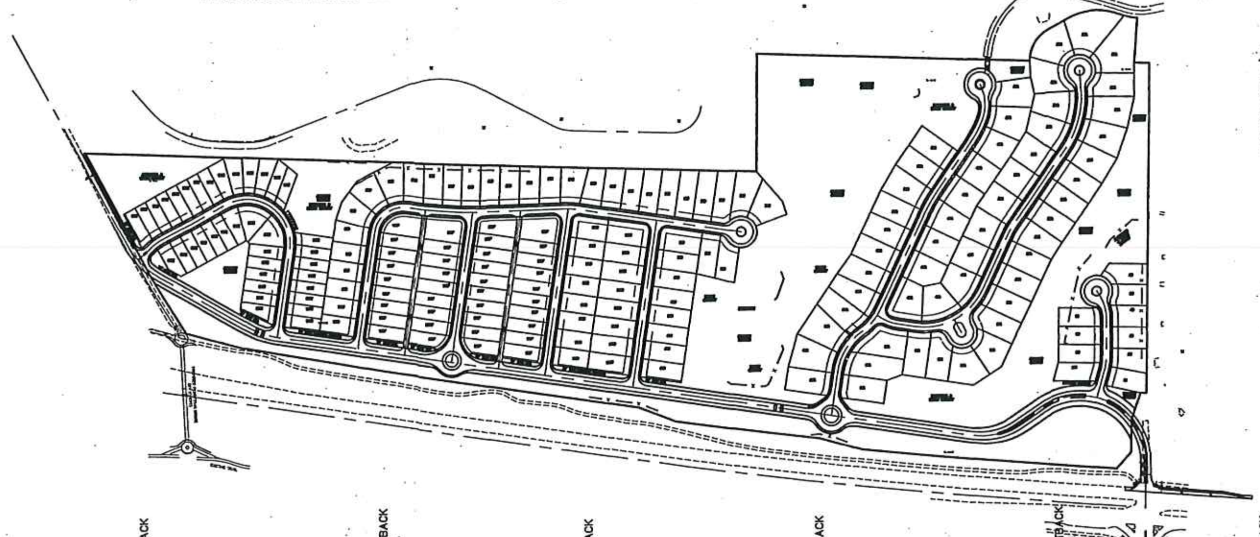
1. LOCATOR NUMBERS: 23V230041, 23V230050, 23V240327, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, 23V610917
2. SITE ADDRESS: 2344 EATHERTON RD
   WILDWOOD, MO. 63011
3. CURRENT OWNERS:
   WILLIAM JONES, 2350 EATHORTON RD
   WILLIAM JONES JR, 2531 TAYLOR RD
   GOBBLER GROVER, 2344 EATHERTON RD
   MERA VAL INC., 2567 TAYLOR RD
   MERA VAL INC., 2555 TAYLOR RD
   WILLIAM JONES JR, 16602 OVERLOOK HILLS DR
   DEBORAH STRAIN, 16615 OVERLOOK HILLS DR
   OVERLOOK HILLS LLC, 16618 OVERLOOK HILLS DR
   MERA VAL INC., 16721 MANCHESTER RD
4. EXISTING ZONING: R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT (TOWN CENTER "NEIGHBORHOOD GENERAL DISTRICT" AND "NEIGHBORHOOD EDGE DISTRICT"), WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), ORDINANCE #2145
5. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
6. GROSS AREA OF SITE: 78.82 ACRES
   LESS RIGHT-OF-WAY: <11.72> ACRES
   NET AREA: 67.10 ACRES
7. DENSITY = $\frac{67.10 \text{ AC.} \times 43{,}560 \text{ S.F./AC.}}{10{,}000 \text{ SQ.FT.}}$ =292 LOTS ALLOWABLE

   NUMBER OF LOTS PROPOSED: 192
8. PARKING REQUIREMENTS:
   2 EA. X 192 LOTS = 384 SPACES
   PROVIDED = 384 SPACES + 7 GUEST SPACES
9. COMMON GROUND = 19.80 AC.
   PUBLIC OPEN SPACE = 7.70 AC.
   TOTAL SPACE = 27.50 AC.

PROPERTY DESCRIPTION:

A tract of land located in Section 1, Township 44 North, Range 3 East, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

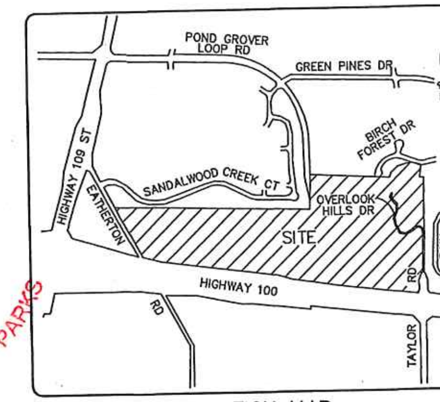
Beginning at the intersection of the north–south centerline of above said Section 1 and the east–west centerline of the Northeast Quarter of said Section 1, said intersection being the southwest corner of 'Evergreen Section 2 Plat 1', a subdivision according to the plat thereof recorded in Plat Book 260 Page 67 of the St. Louis County, Missouri Records; thence along the south line of said 'Evergreen Section 2 Plat 1' and its prolongation, being the south line of 'Evergreen Plat 4', a subdivision according to the plat thereof recorded in Plat Book 226 Page 95 of said records, South 87°39'31" East, 935.26 feet to a point being the southeast corner of Lot 409 of said 'Evergreen Plat 4'; thence leaving said south line and along the southeast line of Lots 407 through 409 of said 'Evergreen Plat 4' the following courses, distances and curves: along a curve to the right being non–tangential to the previous course, with a radius of 125.00 feet and whose chord bears North 31°51'57" East, 123.24 feet, an arc distance of 128.87 feet to a point of tangency; North 61°24'00" East, 79.93 feet to a point of curvature; and along a curve to the right with a radius of 200.00 feet, whose chord bears North 84°26'30" East, 156.56 feet, an arc distance of 160.86 feet to a point on the south right–of–way line of Birch Forest Drive (50 feet Wide); thence leaving said southeast line and along said south right–of–way line, South 72°31'00" East, 38.21' to a point of curvature; thence continuing along said south right–of–way line, along a curve to the left with a radius of 200.00 feet and whose chord bears South 78°50'00" East, 44.01 feet, an arc distance of 44.10 feet to the northwest corner of Lot 406 of said 'Evergreen Plat 4'; thence leaving said south right–of–way line and along the west line of said Lot 406, South 04°51'00" West, 153.26 feet to a point on said east–west centerline, said point also being the southwest corner of said Lot 406; thence along said east–west centerline, said line also being the south line of said Lot 406, South 87°39'31" East, 51.98' to a point on the north–south centerline of the Northeast Quarter of said Section 1, said point also being the northwest corner of 'Evergreen Plat 3', a subdivision according to the plat thereof recorded in Plat Book 204 Page 71 of said records; thence leaving last said line and along said north–south centerline of the Northeast Quarter of Section 1, said line also being the west line of said 'Evergreen Plat 3', the west line of 'Evergreen Plat 2', a subdivision according to the plat thereof recorded in Plat Book 190 Page 92 of said records and the west line of 'Evergreen Plat 1', a subdivision according to the plat thereof recorded in Plat Book 190 Page 89 of said records, South 01°34'37" West, 1128.77 feet to a point in the centerline of Taylor Road (Width Varies); thence leaving last said north–south centerline, North 88°25'23" West, 20.00 feet to the west right–of–way line of said Taylor Road; thence along said west right–of–way line the following courses and distances: South 20°00'41" West, 94.87 feet; South 01°34'37" West, 113.11 feet; and South 43°21'00" West, 75.00 feet to a point in the north right–of–way line of State Highway 100; thence leaving last said west right–of–way line of Taylor Road and along last said south right–of–way line of State Highway 109 the following courses, distances and curves: North 85°02'20" West, 461.64 feet to a point of curvature; along a curve to the right with a radius of 17,063.74 feet, whose chord bears North 84°21'00" West, 410.34 feet, an arc distance of 410.35 feet; North 73°52'26" West, 150.88 feet; along a curve to the right being non–tangential to the previous course with a radius of 17,038.74 feet, whose chord bears North 82°19'40" West, 495.62 feet, an arc distance of 495.64 feet; North 68°37'23" West, 137.03 feet; North 81°02'40" West, 865.00 feet; North 79°53'55" West, 500.10 feet; and North 74°04'56" West, 204.59' to a point in the east right–of–way line of Eatherton Road (40' Wide); thence leaving last said south right–of–way line and along said east right–of–way line of Eatherton Road, North 30°49'19" West, 225.43 feet; thence continuing along said east right–of–way line, North 28°03'19" West, 483.01 feet to a point on the south line of 'Sandalwood Creek Condominiums Phase One–A', according to the plat thereof recorded in Plat Book 240 Page 6 of said records; thence leaving said east right–of–way line and along last said south line and its prolongation, South 87°33'57" East, 1,534.33 feet to the southwest corner of 'Hunters Run', a subdivision according to the plat thereof recorded in Plat Book 320 Page 25 of said records; thence leaving last said south line and along the south line of said 'Hunters Run', South 87°41'40" East, 771.44 feet to a point on said north–south centerline of Section 1; thence leaving last said south line and along last said north–south centerline, North 01°12'37" East, 399.14 feet to the Point of Beginning and contains 3,433,413 square feet, or 78.820 acres more or less, according to calculations performed by The Sterling Company during the month of March, 2016.



KEY MAP
SCALE: 1"=300'

FLOOD NOTE:

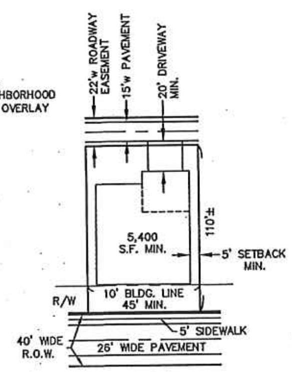
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0260K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.



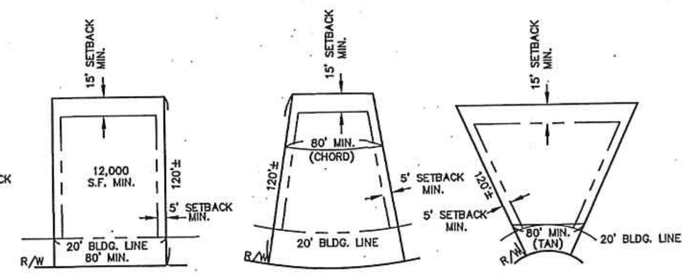
LOCATION MAP
N.T.S.

LEGEND

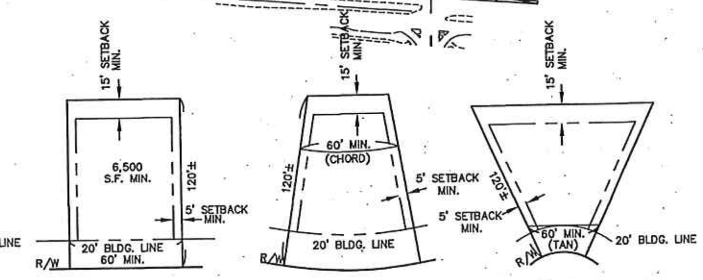
EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X536	SPOT ELEVATIONS	536.0
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
x	FENCE	x
	STORM SEWERS	
	SANITARY SEWERS	
EX CI	CATCH BASIN	CI NO.
EX AI	AREA INLET	AI NO.
EX GI	GRATED INLET	GI NO.
EX MH	STORM MANHOLE	MH NO.
EX MH	SANITARY MANHOLE	MH NO.
EX FE	FLARED END SECTION	FE NO.
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWW	ELECTRIC (O) OVERHEAD	(OHW)
	FLOW LINE	
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
ELEC	YARD LIGHT	ELEC



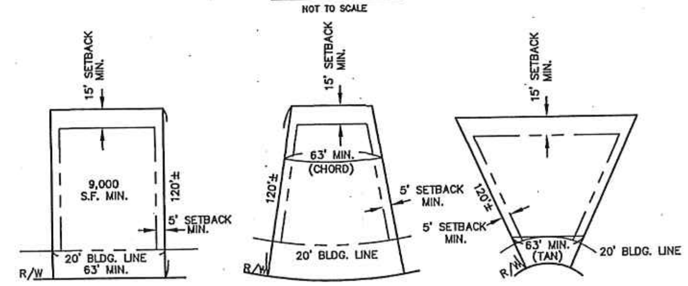
TYPICAL "F" LOT
NOT TO SCALE



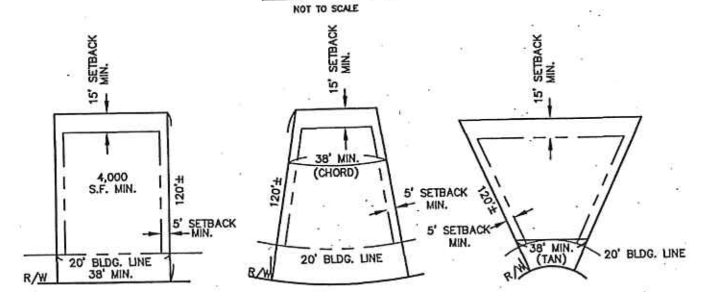
TYPICAL "A" LOT
NOT TO SCALE



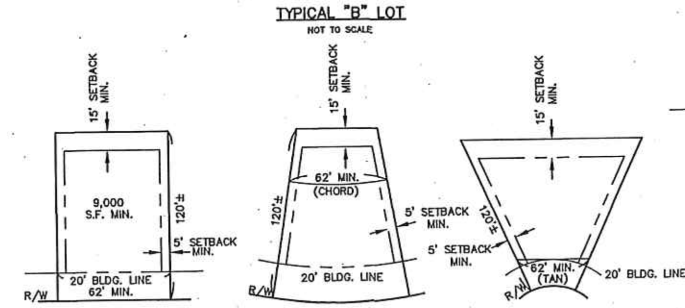
TYPICAL "D" LOT
NOT TO SCALE



TYPICAL "B" LOT
NOT TO SCALE



TYPICAL "E" LOT
NOT TO SCALE



TYPICAL "C" LOT
NOT TO SCALE

SHEET INDEX

1.1	COVER SHEET
2.1-2.4	SDP - SITE PLAN
3.1-3.4	SDP - GRADING PLAN
4.1	NATURAL RESOURCES MAP
5.1	ENTRANCE DETAIL
6.1	SITE SECTIONS
7.1	WALL SCHEDULE
8.1	DETAILS
9.1-9.2	ORDINANCE #2145

LOT/UNIT TOTALS:

"A"	80'W. MIN.	~ 53 LOTS
"B"	63'W. MIN.	~ 40 LOTS
"C"	62'W. MIN.	~ 10 LOTS
"D"	60'W. MIN.	~ 14 LOTS
"E"	38'W. MIN.	~ 37 LOTS
"F"	45'W. MIN.	~ 38 LOTS
TOTAL LOTS ~ 192		

GEOTECHNICAL ENGINEER'S STATEMENT:

THESE PLANS HAVE BEEN REVIEWED BY JACOBI GEOTECHNICAL ENGINEERING, INC. FOR THEIR COMPLIANCE REGARDING GEOTECHNICAL RECOMMENDATIONS RELATIVE TO SITE DEVELOPMENT. BASED ON THIS REVIEW AND AVAILABLE SUBSURFACE INFORMATION, IT IS OUR OPINION THAT THE SITE MAY BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, GOOD CONSTRUCTION PRACTICES, AND THE RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY JACOBI GEOTECHNICAL ENGINEERING, INC

WE HAVE NOT PREPARED ANY PART OF THESE PLANS AND MY SEAL ON THESE PLANS IS INTENDED ONLY TO CONFIRM MY PERSONAL REVIEW AND APPROVAL TO THE SITE GRADING PLAN AS IT RELATES TO THE STABILITY OF EARTH SLOPES.

JACOBI GEOTECHNICAL ENGINEERING, INC MUST BE INVOLVED DURING THE CONSTRUCTION PHASE OF THIS PROJECT IN ORDER TO DETERMINE IF SUBSURFACE CONDITIONS ARE AS ANTICIPATED FROM THE FIELD EXPLORATION DATA, THAT OUR RECOMMENDATIONS RELATIVE TO SITE GRADING ARE IMPLEMENTED, AND THAT OTHER GEOTECHNICAL ASPECTS OF SITE DEVELOPMENT ARE PERFORMED IN

ACCORDANCE WITH THESE PLANS.

JACOBI GEOTECHNICAL ENGINEERING, INC

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH, 2016, AT THE REQUEST OF FISCHER & FRICHTEL CUSTOM HOMES, LLC AND CONSORT HOMES, LLC, PREPARED A SITE DEVELOPMENT PLAN OF "THE VILLAGES AT BRIGHTLEAF". A TRACT OF LAND LOCATED IN SECTIONS 1 & 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

GEORGE J. GOWER – VICE PRESIDENT
MO. REG L.S. – #2336

MSD Base Map 23-V
MSD P #
Highway & Traffic #

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The Villages at Bright Leaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN

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STATE OF MISSOURI – MICHAEL G. BOERDING – E-28643 – PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	Jan. 12, 2017
Designed: MF	Sheet 1.1
Drawn: SL	
Checked: SL	SDP

Drawing name: V:\1404138 Jones Property\Drawings\Engineering\Site Development Plan\14138SDP.dwg Plotted on: Jan 12, 2017 - 3:37pm Plotted by: lmilner

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STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
REGISTERED PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date	
Jan. 12, 2017	
Designed: MF	Sheet
Drawn: SL	2.1
Checked: SL	SDP

SANDALWOOD CREEK CONDOMINIUMS PHASE ONE-A P.B. 240 PGS. 6-9

SANDALWOOD CREEK CONDOMINIUMS PHASE TWO-A P.B. 242 PGS. 84-87

SANDALWOOD CREEK CONDOMINIUMS PHASE SIX-A P.B. 270 PGS. 57-61

SANDALWOOD CREEK CONDOMINIUMS PHASE SIX-A P.B. 270 PGS. 57-61

SANDALWOOD CREEK P.B. 241, PG. 27

DETENTION & WATER QUALITY

COMMON GROUND

15' WIDE COMMON GROUND

15' WIDE C.G.

EATHERTON RD. (60' R/W, PUBLIC 26' PVMT.)

STREET "A" (60' R/W, PUBLIC 26' PVMT.)

STREET "B" (60' R/W, PUBLIC 26' PVMT.)

STREET "C" (60' R/W, PUBLIC 26' PVMT.)

PROPOSED PEDESTRIAN BRIDGE (BY OTHERS)

MISSOURI STATE HIGHWAY 100 AKA MANCHESTER R

MATCHLINE SHEET 2.2

N/F ST. LUKE'S EPISCOPAL-PRESBYTERIAN HOSPITALS D.B. 12511 PG. 1673 PARCEL ID: 23V140245 2333 EATHERTON RD.

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KEY MAP

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

MSD Base Map 23-V
MSD P #
Highway & Traffic #

Drawing name: C:\Users\linhner\appdata\local\temp\AcPublish_51604\138SDP.dwg Plotted on: Jan 12, 2017 - 3:13pm Plotted by: linhner

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The Villages at Bright Leaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
GRADING PLAN

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STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date: Jan. 12, 2017	
Designed: MF	Sheet 2.2
Drawn: SL	
Checked: SL	SDP

MSD Base Map 23-V
MSD P #
Highway & Traffic #

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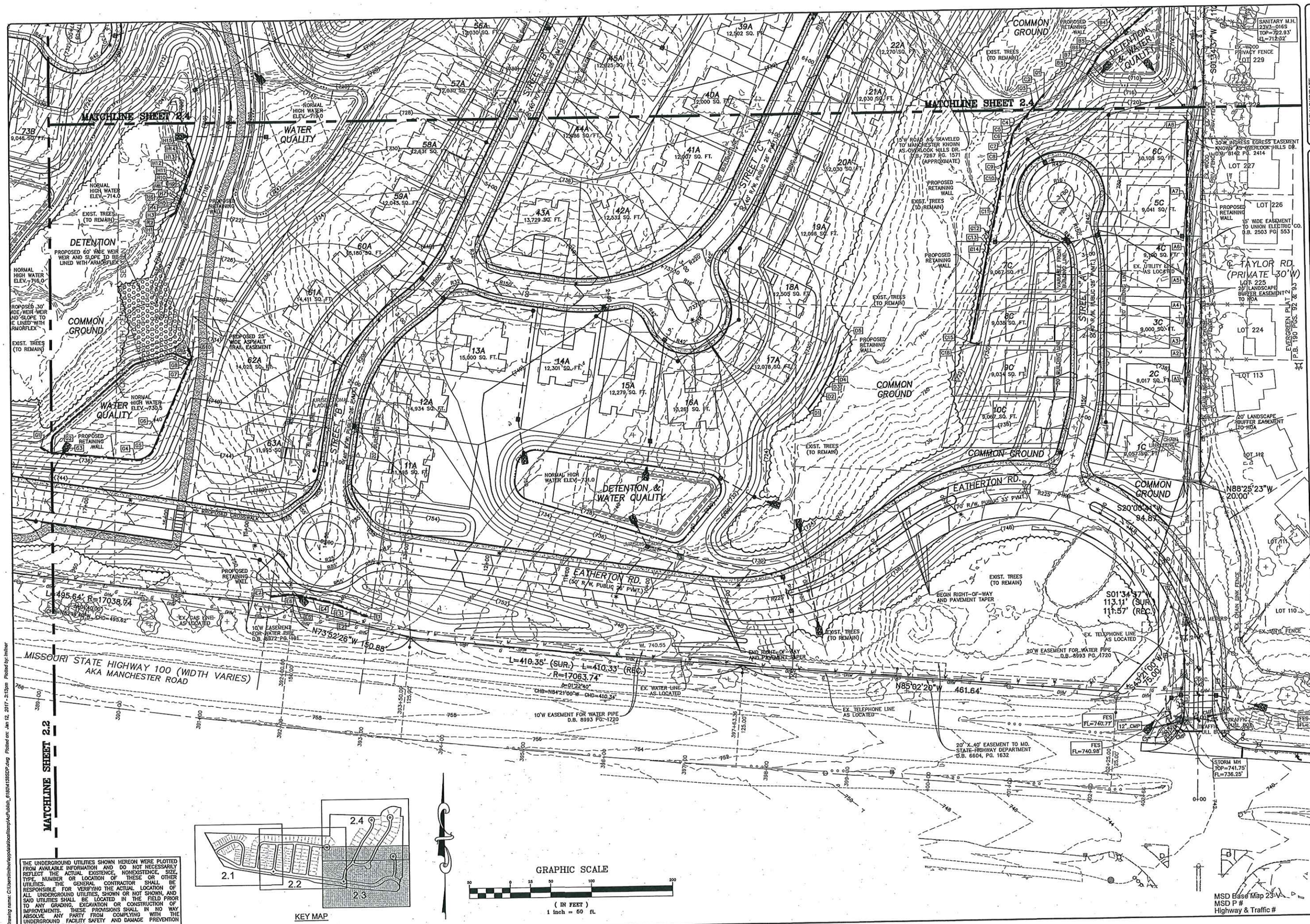

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E-28643
PROFESSIONAL ENGINEER

Date: 1/12/2017
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License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	Jan. 12, 2017
Designed: MF	Sheet 2.3
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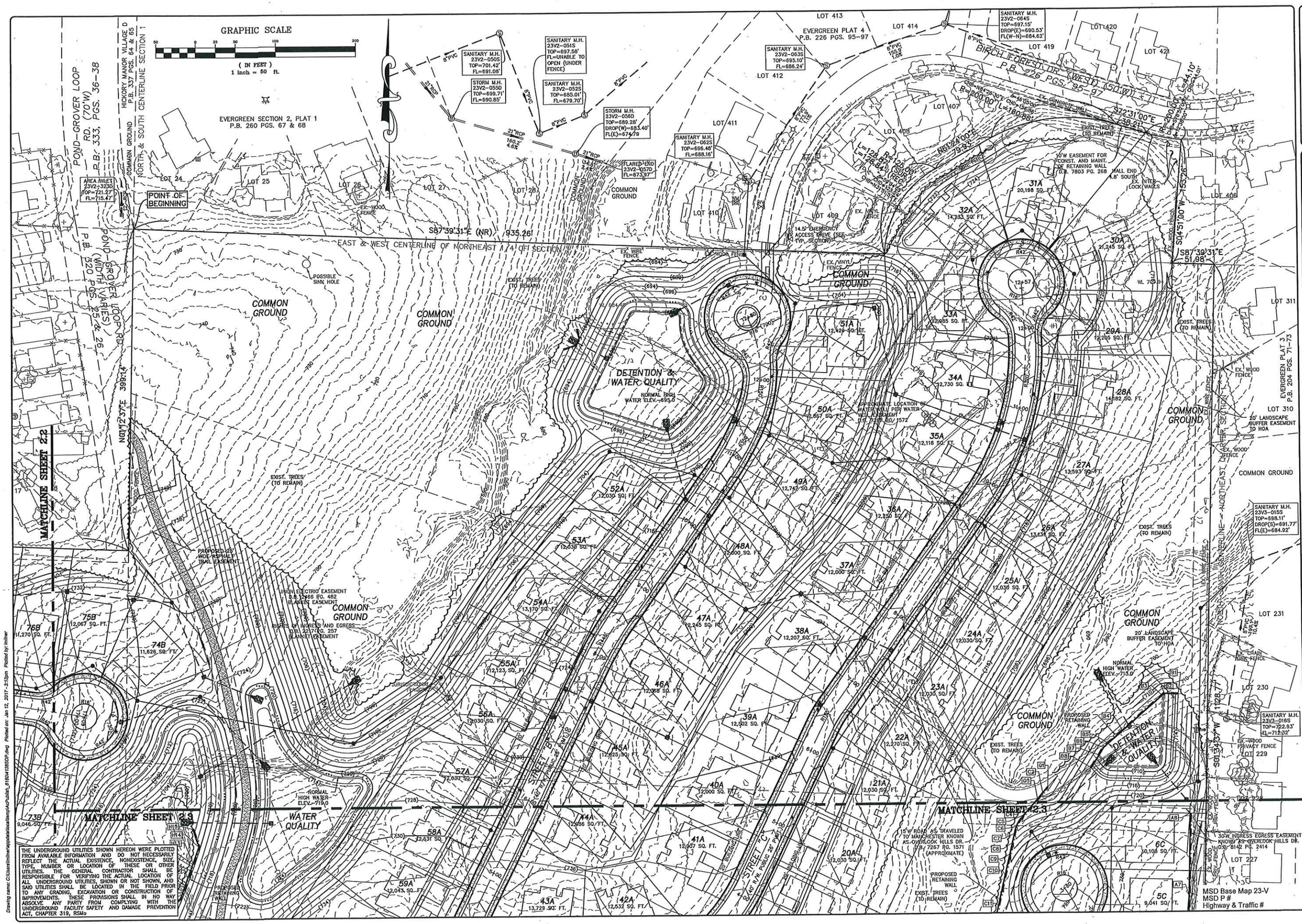

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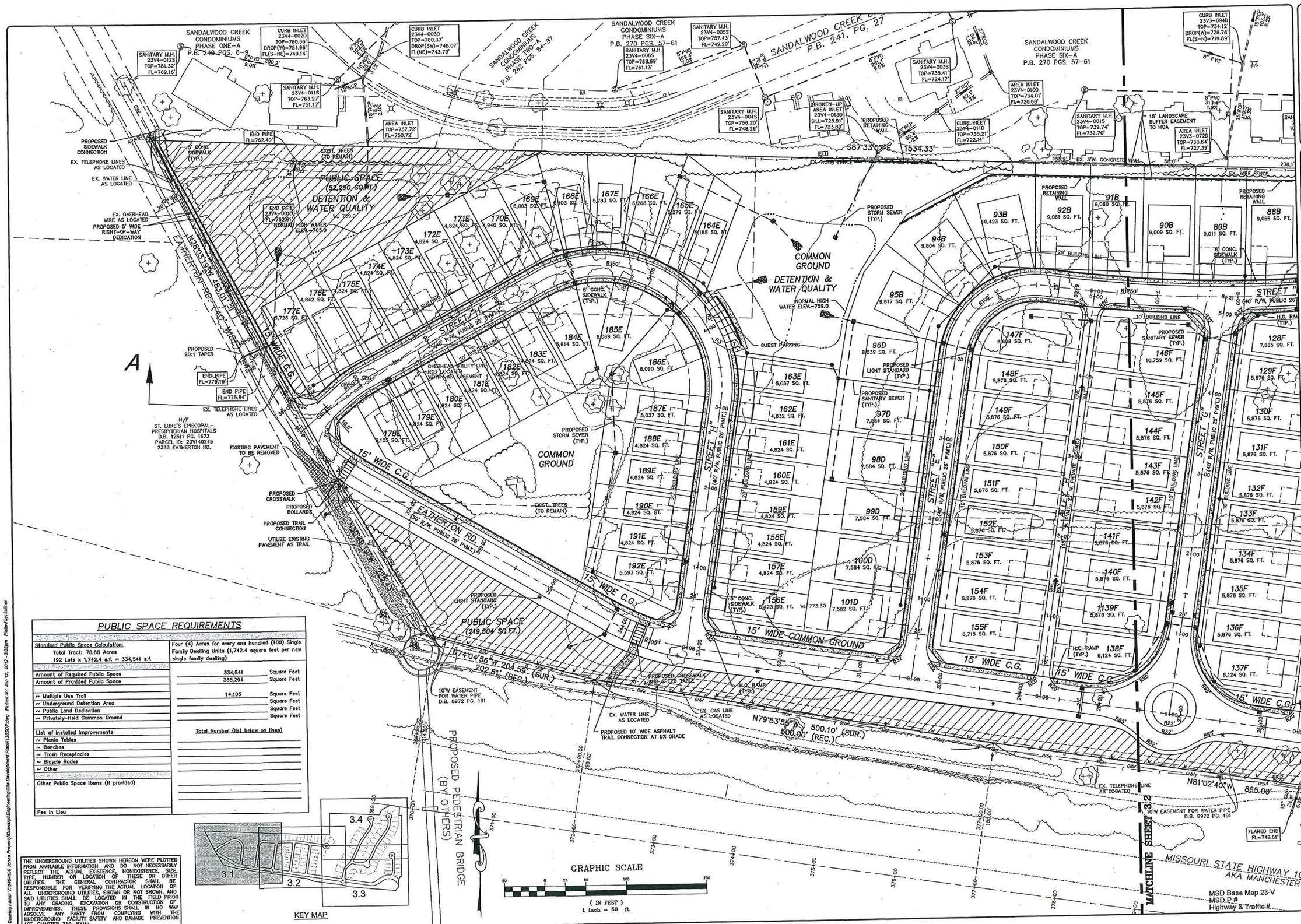

PUBLIC SPACE REQUIREMENTS

Standard Public Space Calculation: Total Tract: 78.88 Acres 192 Lots x 1,742.4 s.f. = 334,541 s.f.	Four (4) Acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)
Amount of Required Public Space	334,541 Square Feet
Amount of Provided Public Space	335,294 Square Feet
~ Multiple Use Trail	14,105 Square Feet
~ Underground Detention Area	Square Feet
~ Public Land Dedication	Square Feet
~ Privately-Held Common Ground	Square Feet
List of Installed Improvements	Total Number (list below on lines)
~ Picnic Tables	
~ Benches	
~ Trash Receptacles	
~ Bicycle Racks	
~ Other	
Other Public Space Items (if provided)	
Fee In Lieu	

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The Villages at Bright Leaf

Wildwood, Missouri

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MICHAEL G. BOERDING
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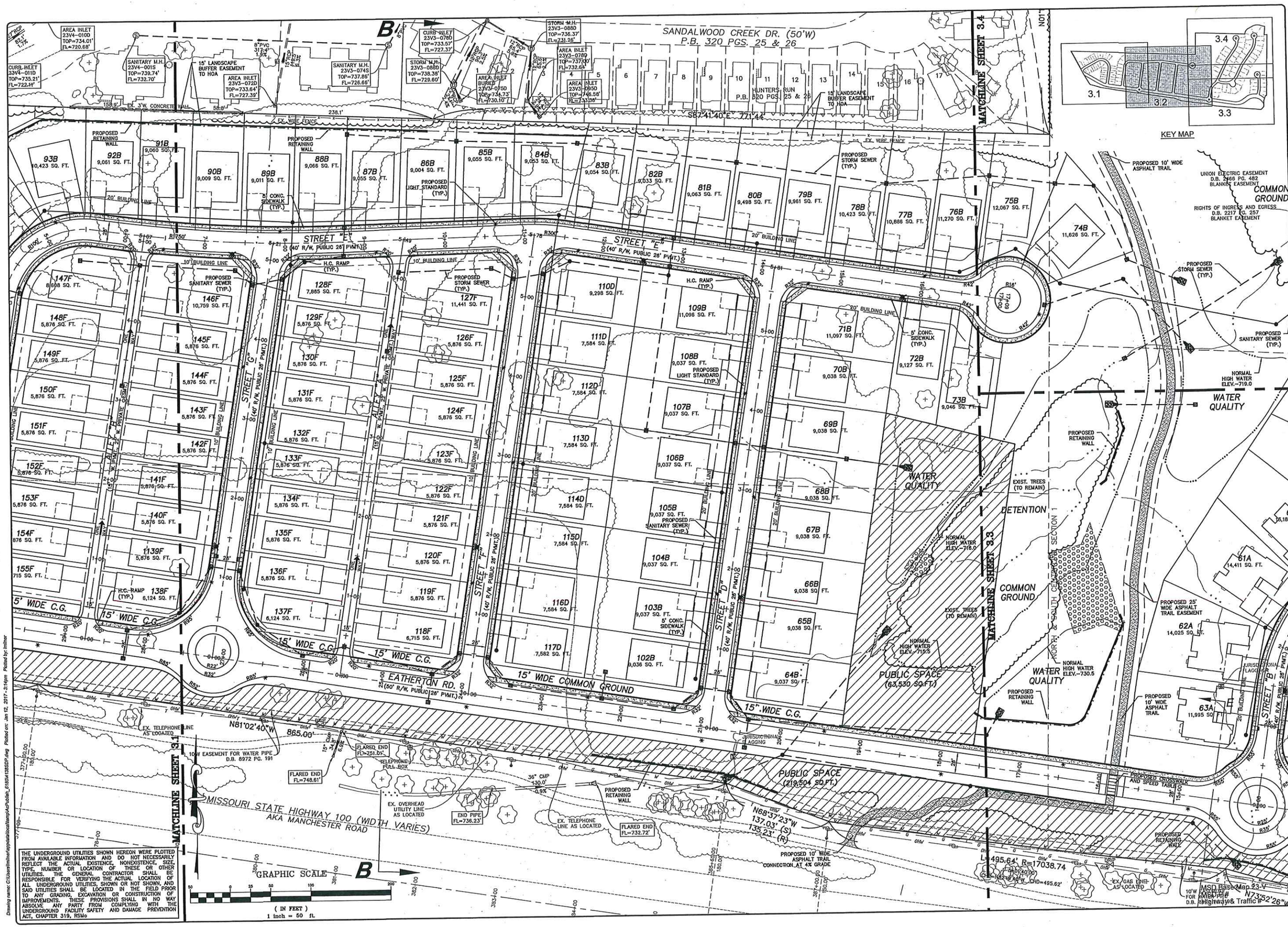

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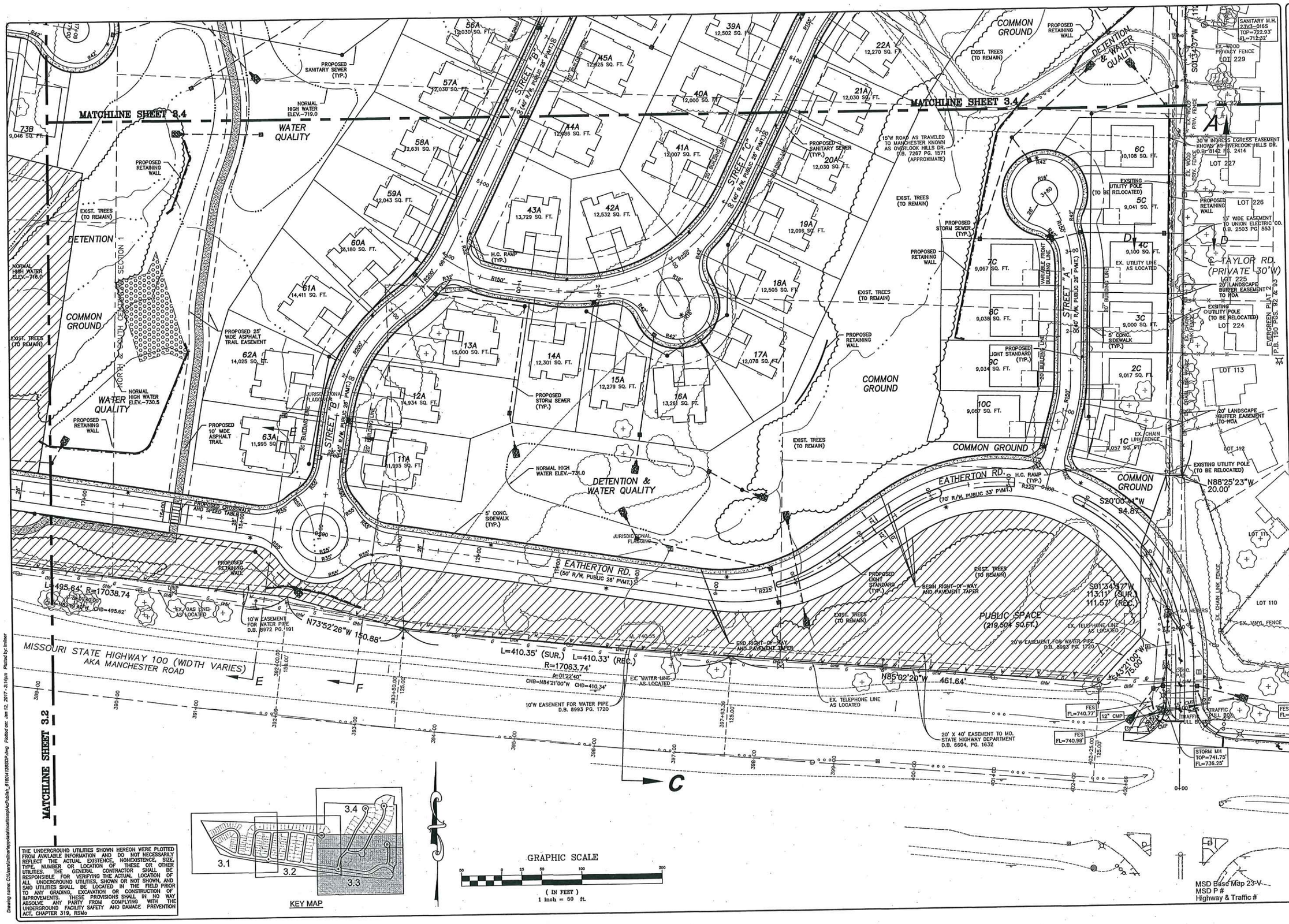

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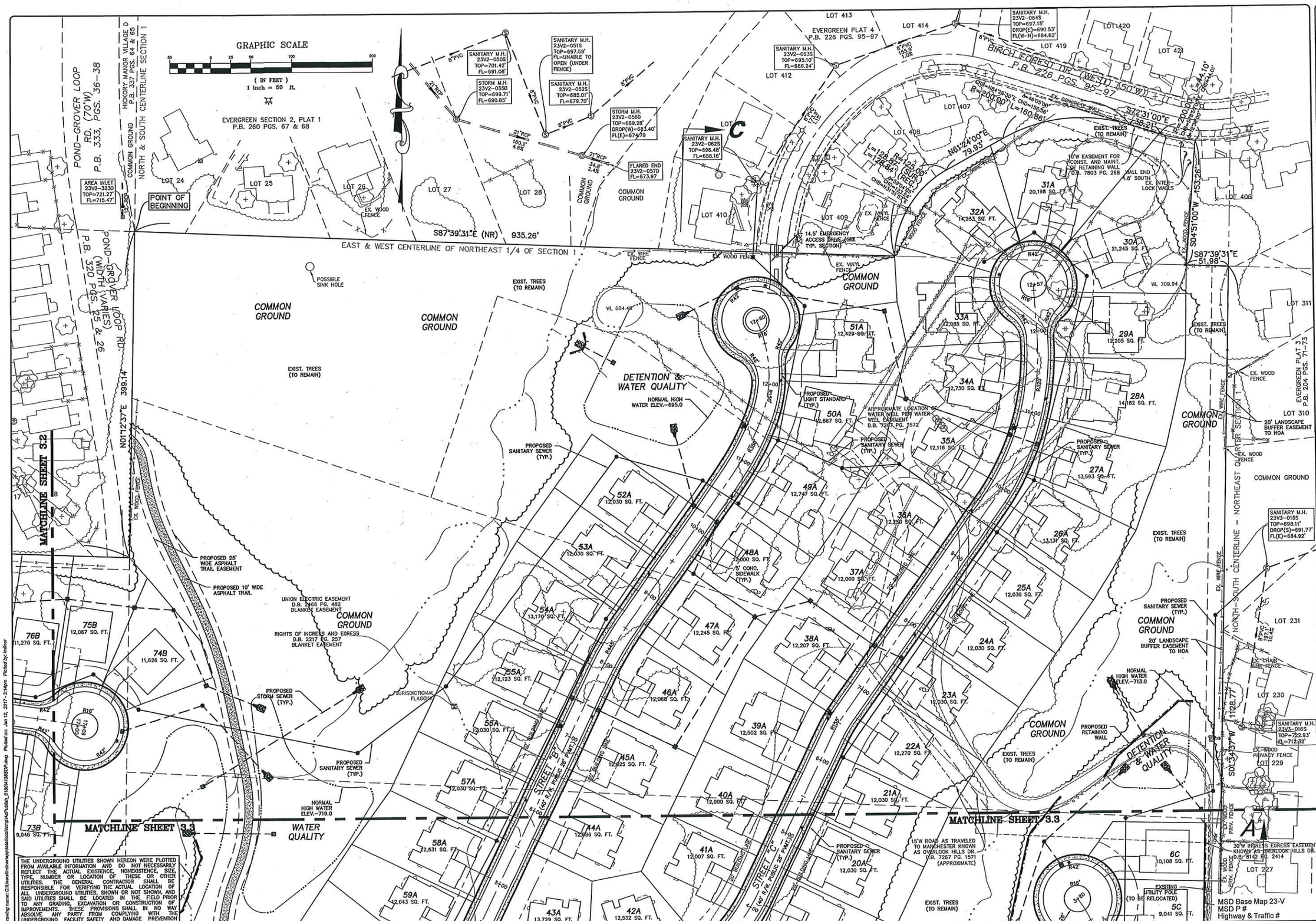

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4	8-19-2016 DEVELOPER REVISIONS
5	9-16-2016 REVISED PER CITY COMMENTS
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7	1-12-2017 REVISED PER CITY COMMENTS

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St. Louis, Missouri 63123
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Corporate Certificate of Authority #001348

The Villages at Bright Leaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
SITE PLAN

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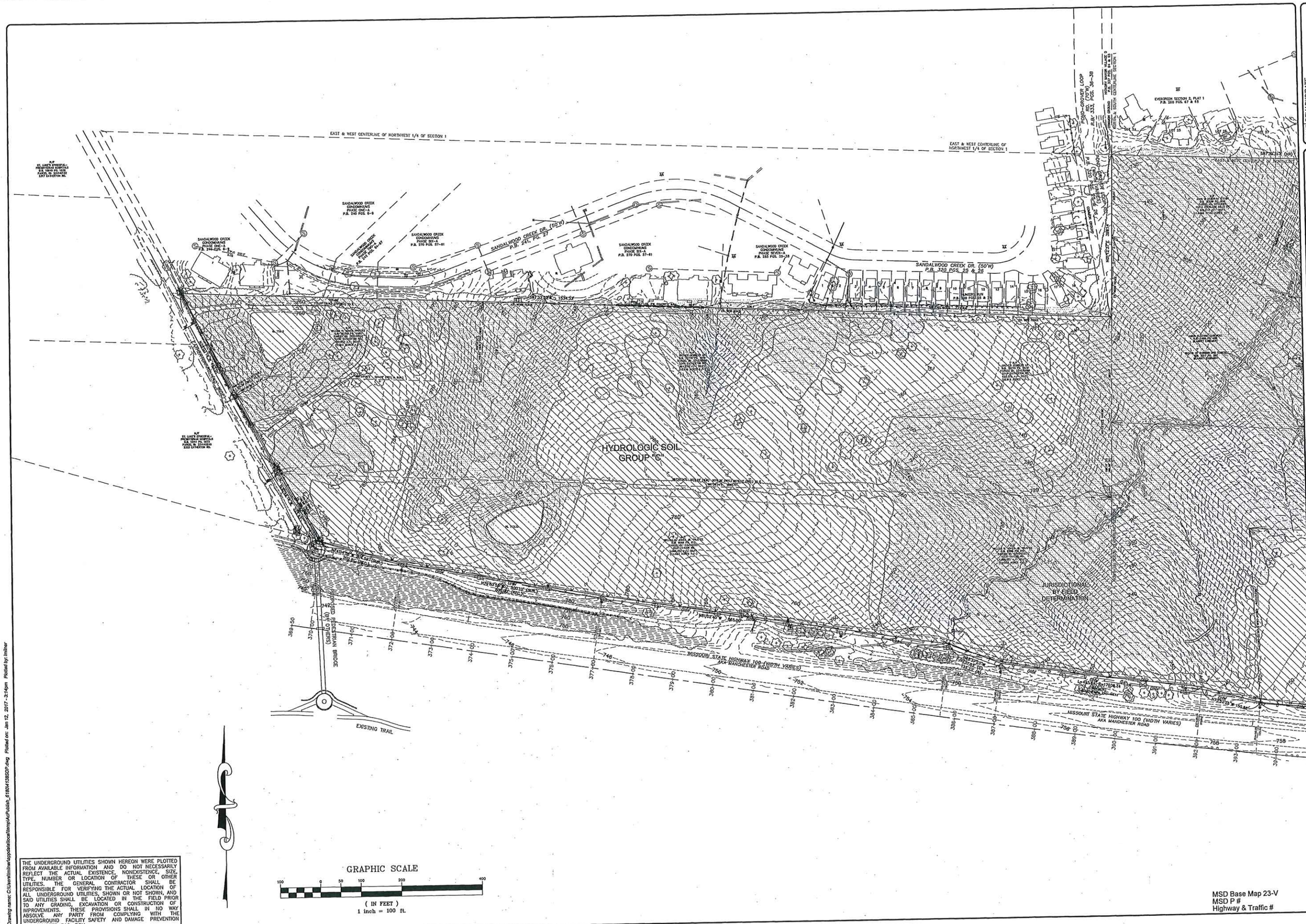
STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date	
Jan. 12, 2017	
Designed: MF	Sheet
Drawn: SL	3.4
Checked: SL	SDP



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MSD Base Map 23-V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
2	6-6-2016 REVISED PER CITY COMMENTS
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The Villages at Bright Leaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
NATURAL RESOURCES MAP

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Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	Jan. 12, 2017
Designed: MF	Sheet 4.1
Drawn: SL	
Checked: SL	SDP

Drawing name: C:\Users\tmiller\appdata\local\temp\AcPublish_6180\4138SDP.dwg Plotted on: Jan 12, 2017 - 3:14pm Plotted by: tmiller

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MSD Base Map 23-V
MSD P #
Highway & Traffic #

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The Villages at Bright Leaf
Wildwood, Missouri

SITE DEVELOPMENT PLAN
NATURAL RESOURCES MAP

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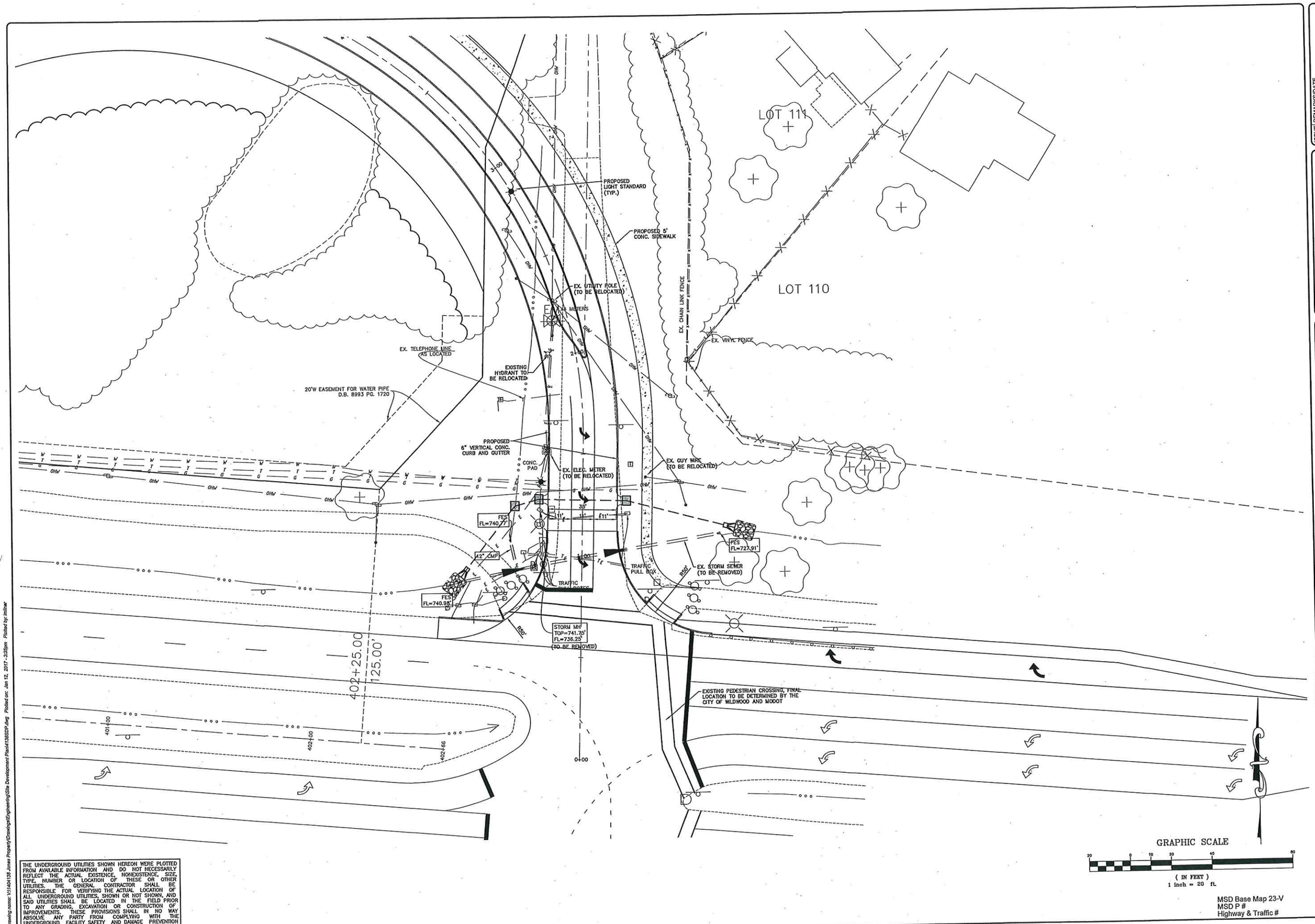
Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	Jan. 12, 2017
Designed: MF	Sheet 4.2
Drawn: SL	
Checked: SL	SDP

Drawing name: C:\Users\lmilner\appdata\local\temp\AcPublish_6160\4138SDP.dwg Plotted on: Jan 12, 2017 - 3:14pm Plotted by: lmilner



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MSD Base Map 23-V
MSD P #
Highway & Traffic #

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The Villages at Bright Leaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
ENTRANCE DETAIL

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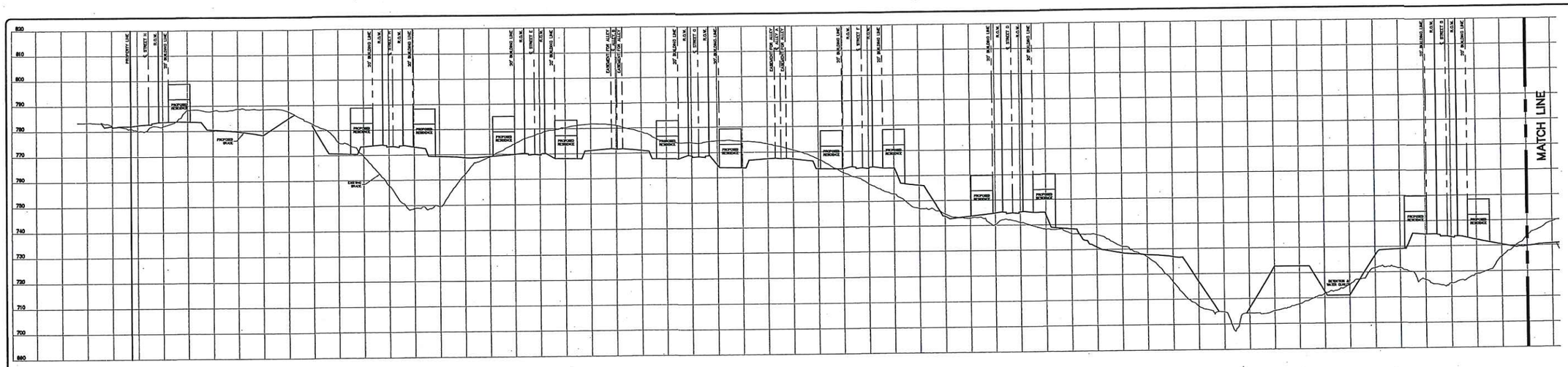
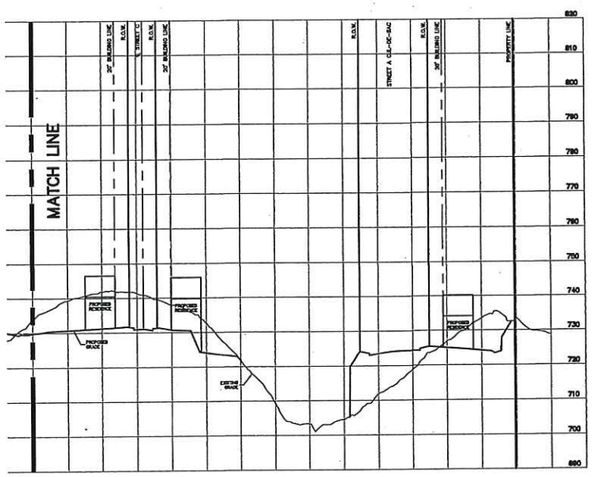
Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date	
Jan. 12, 2017	
Designed: MF	Sheet
Drawn: SL	5.1
Checked: SL	SDP

Drawing name: V:\14041\38 Jones Property\Drawings\Engineering\Site Development Plans\4138SDP.dwg Plotted on: Jan 12, 2017 - 3:33pm Plotted by: lmilnar



SECTION A-A



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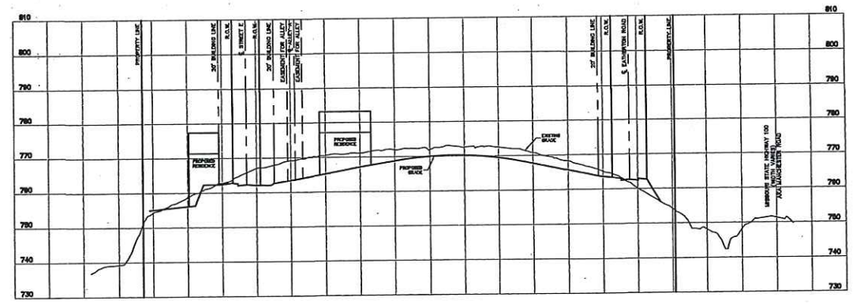
CONTINUED



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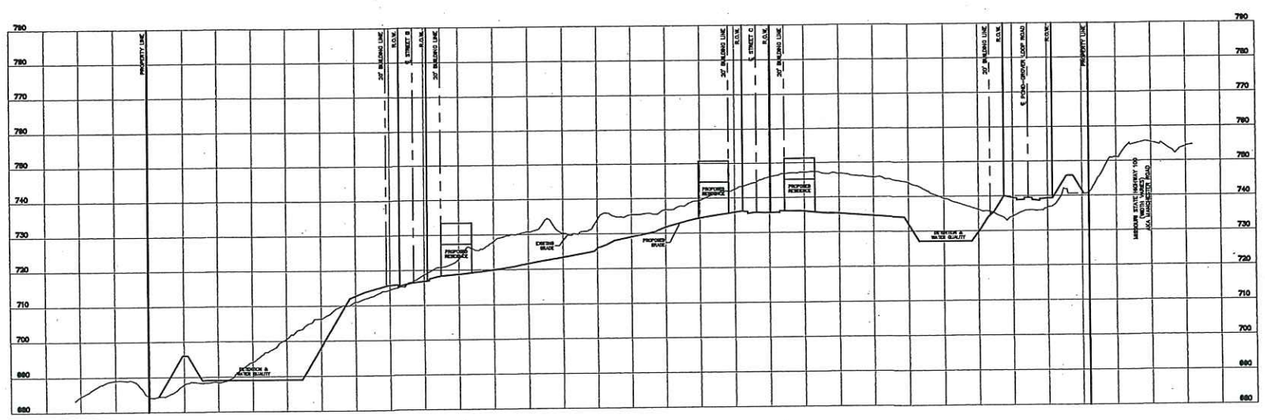

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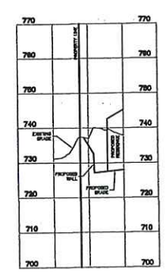

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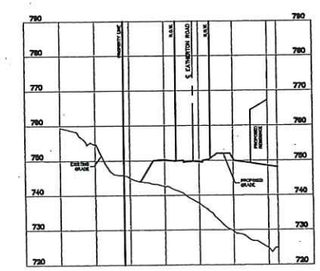

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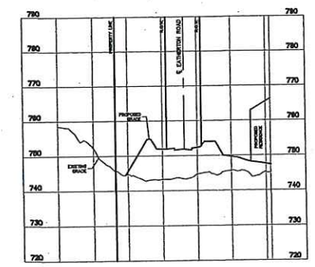

SECTION F-F

MSD Base Map 23-V
MSD P #
Highway & Traffic #

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The Villages at Bright Leaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
SITE SECTIONS

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STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	Jan. 12, 2017
Designed: MF	Sheet 6.1
Drawn: SL	
Checked: SL	SDP

Drawing name: C:\Users\linthorsappdata\local\temp\AcPublish_6180\41208SDP.dwg Plotted on: Jan 12, 2017 - 3:15pm Plotted by: linther

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
B1	714.0	714.0	0.0			
				2.8	17	48
B2	714.0	708.4	5.6			
				6.1	3.4	21
B3	714.0	707.5	6.5			
				6.5	65.6	426
B4	714.0	707.5	6.5			
				6.5	24	156
B5	714.0	707.5	6.5			
				6.4	7.9	51
B6	714.0	707.7	6.3			
				6.1	10.9	67
B7	714.0	708.0	6.0			
				3.0	18.7	56
B8	714.0	714.0	0.0			
				TOTALS	148	825

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
A1	739.8	739.8	0.0			
				0.4	29	12
A2	738.8	738.0	0.8			
				1.3	31	40
A3	737.8	736.0	1.8			
				2.3	31	71
A4	736.8	734.0	2.8			
				3.8	31	116
A5	736.7	732.0	4.7			
				4.5	33	147
A6	734.2	730.0	4.2			
				3.2	73	230
A7	730.1	728.0	2.1			
				1.1	99	104
A8	726.0	726.0	0.0			
				TOTALS	327	720

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
C1	704.0	703.2	0.8			
				1.9	9.9	19
C2	706.0	703.0	3.0			
				4.1	10.2	42
C3	708.0	702.8	5.2			
				6.0	11.5	68
C4	710.0	703.3	6.7			
				7.9	12.8	100
C5	712.0	703.0	9.0			
				9.5	8.8	84
C6	714.0	704.0	10.0			
				10.6	9.2	98
C7	716.0	704.8	11.2			
				12.1	11.5	139
C8	718.0	705.0	13.0			
				13.5	14	189
C9	720.0	706.0	14.0			
				12.4	28	347
C10	721.9	707.2	14.7			
				8.9	38.5	345
C11	720.0	711.0	9.0			
				6.1	33.9	207
C12	720.0	711.7	8.3			
				4.1	7.5	31
C13	722.0	712.3	9.7			
				4.9	9.6	47
C14	724.0	713.2	10.8			
				7.0	110.3	772
C15	725.3	722.1	3.2			
				1.6	10.9	17
C16	726.0	726.0	0.0			
				TOTALS	327	2505

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
D1	718.0	718.0	0.0			
				1.0	25.9	26
D2	718.0	716.0	2.0			
				2.0	12.2	24
D3	718.0	715.3	2.7			
				1.4	11.4	15
D4	718.0	716.0	2.0			
				1.0	39.5	40
D5	718.0	718.0	0.0			
				TOTALS	89	105

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
E1	744.0	744.0	0.0			
				1.0	22.3	22
E2	744.0	742.0	2.0			
				3.6	22	80
E3	744.0	738.7	5.3			
				4.6	26.3	122
E3	744.0	740.0	4.0			
				3.0	24.4	73
E4	744.0	740.0	4.0			
				3.0	14	42
E5	744.0	742.0	2.0			
				1.0	14.7	15
E6	744.0	744.0	0.0			
				TOTALS	124	355

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
F1	725.0	725.0	0.0			
				1.5	18.7	28
F2	726.0	723.0	3.0			
				4.7	30.5	143
F3	728.0	721.6	6.4			
				7.2	16	115
F4	729.2	721.2	8.0			
				6.7	50.4	338
F5	730.0	724.6	5.4			
				4.2	54.2	228
F6	732.0	729.0	3.0			
				2.0	36.3	73
F7	734.0	733.0	1.0			
				0.6	30.9	17
F8	736.1	736.0	0.1			
				TOTALS	237	942

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
G1	732.0	732.0	0.0			
				1.8	13	23
G2	734.0	730.5	3.5			
				4.3	4.5	19
G3	734.0	729.0	5.0			
				5.0	100.4	502
G4	734.0	729.0	5.0			
				5.0	30	150
G5	734.0	729.0	5.0			
				5.5	16.3	90
G6	734.0	728.0	6.0			
				6.0	93.9	563
G7	734.0	728.0	6.0			
				4.8	7.5	36
G8	734.0	730.5	3.5			
				3.3	3.3	11
G9	734.0	731.0	3.0			
				1.5	11	17
G10	732.0	732.0	0.0			
				TOTALS	280	1410

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
H1	708.0	707.5	0.5			
				1.3	8.1	11
H2	709.5	707.4	2.1			
				2.8	4.4	12
H3	709.5	706.0	3.5			
				4.5	3.7	17
H4	709.5	704.0	5.5			
				6.5	2.8	18
H5	709.5	702.0	7.5			
				7.5	4.3	32
H6	709.5	702.0	7.5			
				6.5	2	13
H7	709.5	704.0	5.5			
				4.5	3	14
H8	709.5	706.0	3.5			
				3.5	7	25
H9	709.5	706.0	3.5			
				4.5	9.7	44
H10	709.5	704.0	5.5			
				4.9	5.3	26
H11	709.5	702.0	7.5			
				3.9	2.7	11
H12	709.5	702.0	7.5			
				3.9	1.8	7
H13	709.5	704.0	5.5			
				2.9	20.7	60
H14	709.5	705.2	4.3			
				2.3	22.9	53
H15	705.0	704.7	0.3			
				TOTALS	98	341

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
J1	737.0	737.0	0.0			
				0.5	10.8	5
J2	737.0	736.0	1.0			
				3.0	18.9	57
J3	737.0	734.0	3.0			
				4.0	11.7	47
J4	737.0	732.0	5.0			
				6.0	11.1	67
J5	737.0	730.0	7.0			
				8.0	4.9	39
J6	737.0	728.0	9.0			
				9.0	6.8	61
J7	737.0	728.0	9.0			
				8.0	24.6	197
J8	737.0	730.0	7.0			
				6.0	12	72
J9	737.0	732.0	5.0			
				3.0	15.1	45
J10	737.0	734.0	3.0			
				1.5	12.6	19
J11	737.0	736.0	1.0			
				0.5	3	2
J12	737.0	737.0	0.0			
				TOTALS	90	502

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
K1	762.0	762.0	0.0			
				1.1	12.3	14
K2	762.3	760.0	2.3			
				8.0	61.8	494
K3	763.7	750.0	13.7			
				14.9	55	817
K4	765.0	749.0	16.0			
				13.3	50	663
K5	764.0	753.5	10.5			
				9.3	50	463
K6	763.0	755.0	8.0			
				7.6	50	382
K7	762.0	754.7	7.3			
				7.5	47.8	361
K8	761.0	753.2	7.8			
				11.4	47.8	545
K9	760.0	745.0	15.0			
				19.7	47.4	934
K10	759.0	734.6	24.4			
				13.8	47.4	652
K11	758.0	740.7	17.3			
				8.6	48	415
K12	757.0	746.8	10.2			
				5.1	48	245
K13	756.0	752.9	3.1			
				1.6	46.6	72
K14	755.0	755.0	0.0			
				TOTALS	612	6056

ID Point	Top Wall Elevation	Bottom Wall Elevation	Wall Height (ft)	Average Wall Height (ft)	Length (ft)	Area (sff)
L1	754.0	754.0	0.0			
				1.1	24.1	28
L2	754.3	752.0	2.3			
				2.9	13.9	40
L3	754.5	751.0	3.5			
				3.8	38.3	144
L4	755.0	751.0	4.0			
				3.8	43	161
L5	754.5	751.0	3.5			
				1.8	21.9	38
L6	754.0	754.0	0.0			
				TOTALS	141	411

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St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

The Villages at Bright Leaf

Wildwood, Missouri

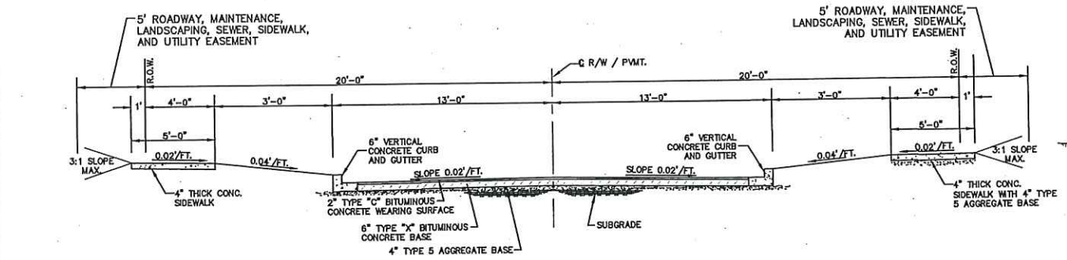
SITE DEVELOPMENT PLAN
WALL SCHEDULE

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

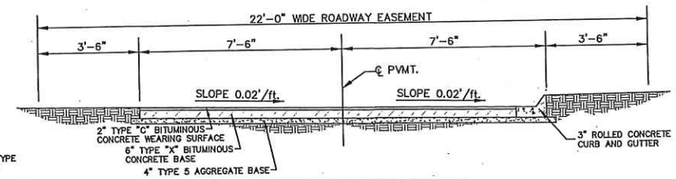
Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number 14-04-138
Date Jan. 12, 2017
Designed: MF
Drawn: SL
Checked: SL
Sheet 7.1 SDP

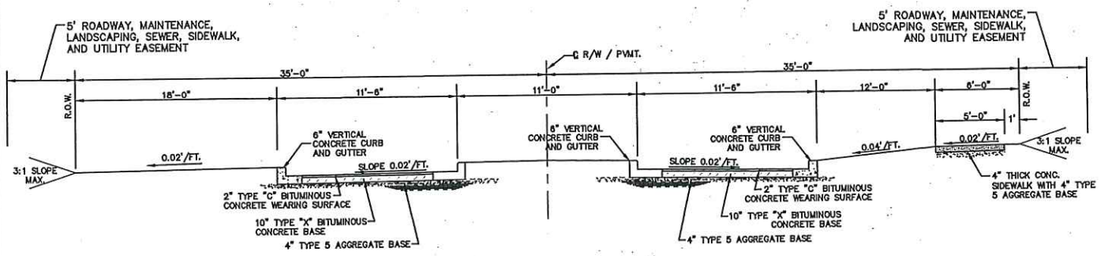
Drawing name: C:\Users\lmliner\appdata\local\temp\AcPublish_6180\14138SDP.dwg Plotted on: Jan 12, 2017 - 3:16pm Plotted by: lmliner



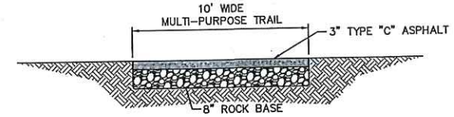
TYPICAL PVMT. SECTION
(26' PAVEMENT / 40' R.O.W.)
N.T.S.



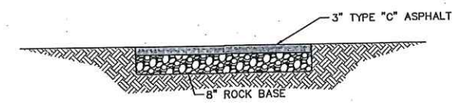
TYPICAL ALLEY PAVEMENT SECTION
(15' PAVEMENT/22' ROADWAY EASEMENT)



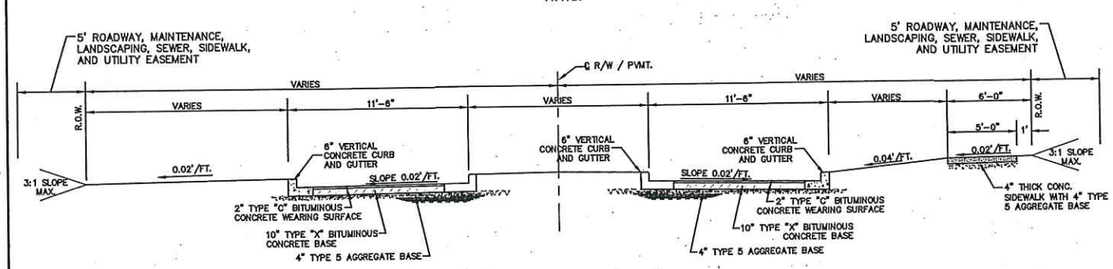
"EATHERTON ROAD"
STA. 0+00.00 TO STA. 7+48.75
TYPICAL PVMT. SECTION
(70' R.O.W.)
N.T.S.



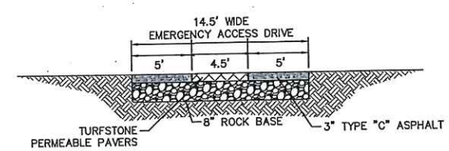
MULTI-PURPOSE TRAIL
N.T.S.

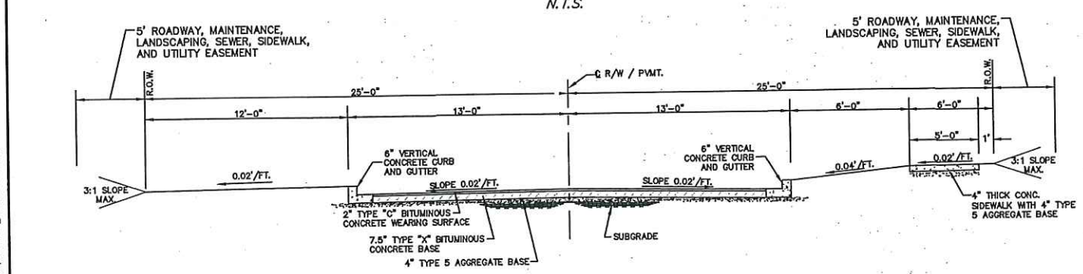


ASPHALT PARKING DETAIL
N.T.S.

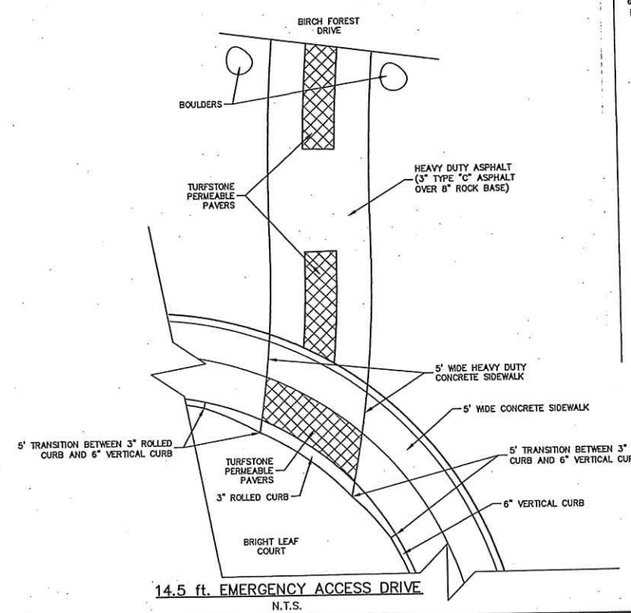


"EATHERTON ROAD"
STA. 7+48.75 TO STA. 9+16.42
TYPICAL PVMT. SECTION (TAPER)
(VARIABLE R.O.W.)
N.T.S.



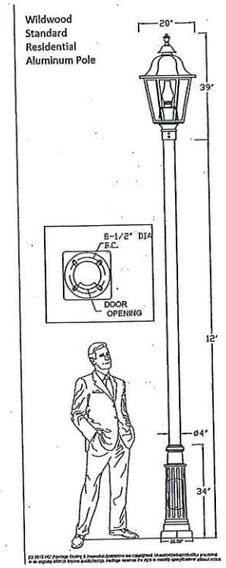


"EATHERTON ROAD"
STA. 9+16.42 TO STA. 42+85.00
TYPICAL PVMT. SECTION
(26' PAVEMENT / 50' R.O.W.)
N.T.S.



14.5 ft. EMERGENCY ACCESS DRIVE
N.T.S.

Wildwood
Standard
Residential
Aluminum Pole



Approval Drawing
Light Std: F144-L-P440-2-MOD-4PA-12

Diffuser Type: Clear

Diffuser Material: Acrylic U.V. stabilized.

Optical System: Segmented reflector type III.

Luminaire Housing: The whole luminaire is made of cast aluminum. Top is fully hinged for easy access to lamp and ballast.

Ballast: Mil high power factor mounted on removable plate. A quick disconnect wiring system allows for fast easy ballast maintenance.
Wattage - 100W (MH)
Voltage - 120V
Socket - Medium (4KV)

Option: Decorative Chimy

Pole: Extruded 4" OD aluminum with 0.125" wall thickness.

Base Cover: Two-piece Square cast Aluminum.

Anchor Bolts: 4 galvanized 19mm (3/4") x 609 mm(24") long. A bolt circle template is supplied by HCI.

Bolt Circle: 8-1/2"

Finish: Electrostatically applied, thermoset polyester powder-coat finish.

Colour: RAL 9011 (Black-Texture)

Lighting & Pole Supplier
Brian Brader
Simply Bright Ideas, Inc.
office: (314) 718-1688
Brian@SimplyBrightIdeas.com

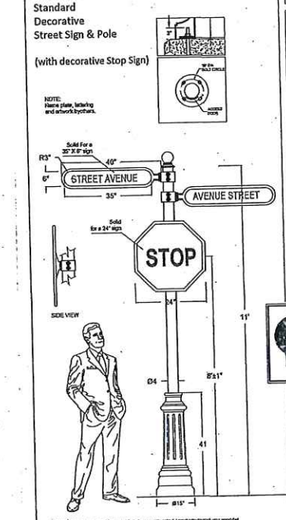
Date: SEP.4.2015 Drawing No: 15692-V7
Model F144-CAC-100W-MH-120V-SR-3-CHY
P440-2-MOD-4PA-13-RAL-9011-TXT
Project: Wildwood Residential -KKT
Rep: ED MO
Please Note: Fabrication will not begin until this drawing is approved, signed and returned to HCI

HCI
Heritage Lighting & Accessories
1280 Fewster Drive, Mississauga, Ontario, Canada L4W 1A4
www.hcilighting.com

LIGHT DETAIL TO BE USED ON LIGHTS SHOWN ON POND-GROVER LOOP ROAD ONLY. ALL OTHER LIGHTS SHOWN WILL BE DECORATIVE STREET LIGHTS FROM LIST PROVIDED BY AMEREN UE.

Wildwood
Standard
Decorative
Street Sign & Pole

(with decorative Stop Sign)



Approval Drawing
Pole Std: P430-2-4PA-11

Street Sign: The street sign frame shall be a one-piece aluminum casting with a solid backing and a 1" thick border. The sign frame shall clamp around the pole secured with four 3/8" hex head bolt.

Traffic Sign: The traffic sign frame shall be a one-piece aluminum casting with a solid backing and a 1" thick border. The traffic sign shall be octagonal and clamp around the pole secured with four 3/8" hex head bolt.

Pole: Extruded aluminum, thickness 0.125".

Base Cover: Two-piece cast aluminum attached to shaft by 4 S.S. set screws.

Anchor bolts: 4 galvanized 19mm (3/4") x 610 mm (24") long. A bolt circle template is supplied by HCI

Anchor Circle: 10"

Finish: Electrostatically applied thermoset polyester powder coat finish.

Color: RAL 9011 (Black)

Lighting & Pole Supplier
Brian Brader
Simply Bright Ideas, Inc.
office: (314) 718-1688
Brian@SimplyBrightIdeas.com

Date: DEC.09.2013 Drawing No: 13703-V1
Model: P430-2-4PA-11-RAL9011-STREETSIGN
Project: WILDWOOD STREET
Rep: ED, MO
Please Note: Fabrication will not begin until this drawing is approved, signed and returned to HCI

HCI
Heritage Lighting & Accessories
1280 Fewster Drive, Mississauga, Ontario, Canada L4W 1A4
www.hcilighting.com

MSD Base Map 23-V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	3-22-2016 INITIAL SUBMITTAL
2	5-4-2016 REVISED PER CITY COMMENTS
3	6-19-2016 DEVELOPER REVISIONS
4	9-16-2016 REVISED PER CITY COMMENTS
5	11-14-2016 REVISED PER CITY COMMENTS
6	1-12-2017 REVISED PER CITY COMMENTS
7	

Fischer & Frichtel Custom Homes, LLC and Consort Homes, LLC
16640 CHESTERFIELD GROVE ROAD, SUITE 130
CHESTERFIELD, MISSOURI 63005
Ph. 636-770-7300

THE STERLING CO.
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St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

The Villages at Bright Leaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN
DETAILS

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All other sheets in this set of plans and specifications are not sealed and signed and are considered unofficial by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
REGISTERED PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date	
Jan. 12, 2017	
Designed: MF	Sheet
Drawn: SL	8.1
Checked: SL	SDP

Drawing name: C:\Users\mlinnertapp\data\temp\AcPublish_61604\SBDSDP.dwg Plotted on: Jan 12, 2017 - 3:16pm Plotted by: lmilner

AMENDED BILL NO. #2145 ORDINANCE NO. #2145

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES THE CHANGE IN THE ZONING OF NINE (9) PROPERTIES THAT TOTAL 78.7 ACRES OF AREA FROM THE NU NON-URBAN RESIDENCE DISTRICT, THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT, THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, AND THE R-6 AND R-6A 4,500 SQUARE FOOT RESIDENCE DISTRICT, WITH A PLANNED ENVIRONMENT UNIT (PEU) AND A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), TO THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT (TOWN CENTER "NEIGHBORHOOD GENERAL DISTRICT" AND "NEIGHBORHOOD EDGE DISTRICT"), WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), WHICH ARE ALL LOCATED ON THE NORTHWEST CORNER OF TAYLOR ROAD AND STATE ROUTE 100, WHICH WILL ALLOW THIS SITE'S USE FOR ONE HUNDRED NINETY-FOUR (194), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH PUBLIC SPACE AND COMMON GROUND. (Ward Five)

WHEREAS, the Town Center Plan allows development proposals that are uniquely limited to this area, given their allowable densities, intensities, designs, and other characteristics that are consistent with the tenets of 'New Urbanism;' and

WHEREAS, over the years, many projects have been approved and developed in Town Center for commercial purposes, but only a limited number of residential developments have been completed, with many of the larger parcels of ground located within its boundaries not having that same level of interest; and

WHEREAS, this proposed site is the largest undeveloped property in the Town Center Area and designated for a mix of residential uses, including single family detached types on individual lots, which represents the current proposal that has been submitted and considered by the Planning and Zoning Commission and the City Council; and

WHEREAS, the proposal includes the development of a minimum of five (5) villages, with a varying number of lots and dwellings, which will total the one hundred ninety-four (194) authorized homesites and will be designed and developed consistent with many of the tenets of the Neighborhood Design Standards and Architectural Guidelines of the Town Center Plan; and

WHEREAS, the Planning and Zoning Commission was presented this proposal at a July 2015 public hearing, where many issues and other considerations were identified via the petitioners' presentation, its members' questions, and comments from nearby residents; and

WHEREAS, after this public hearing, the Planning and Zoning Commission considered those identified issues, considerations, questions, and comments, specifically relating to this proposal and particularly the construction of the Pond-Grover Loop Road, the extension of the Birch Forest Drive (a stub street), and the front-facing garages and suggested further review was warranted; and

WHEREAS, a Work Session was held by the Planning and Zoning Commission to further discuss these matters and seek resolutions to them, within the confines of the standards and requirements of the Town Center Plan; and

WHEREAS, after this Work Session, refinements were made to the design concept for this large Town Center Area site, which included revised designs of the some of the residential units relative to the proximity of the garage doors to the fronting streets, increases in public space areas, inclusion of sound mitigation efforts along State Route 100, alterations to the street network to improve safety, function, and calm traffic, and a modification to the design of a cul-de-sac and other lots to increase the bufferyard distance between them and abutting residential lots located in surrounding subdivisions; and

WHEREAS, with this direction from the Planning and Zoning Commission, the petitioner did revise the plan, but concerns lingered regarding the Pond-Grover Loop Road, Birch Forest Drive, and the front-facing garages, which led to another design that did not include the inclusion of any street extensions, i.e. Pond-Grover Loop Road and Birch Forest Drive; and

(1)

WHEREAS, this revised plan was reviewed by the Planning and Zoning Commission and it could not reach a majority vote on this project and the associated rezoning of the property and application of the special procedures permit (Planned Residential Development Overlay District); and

WHEREAS, the Planning and Zoning Commission deadlock, with a vote of 5 to 5, which meant the proposal failed for a lack of majority; and

WHEREAS, the Letter of Recommendation from the Planning and Zoning Commission was forwarded to City Council on December 14, 2015, where it conducted another public hearing on this matter, and heard from those individuals in attendance regarding this proposal; and

WHEREAS, at the conclusion of the public hearing, the City Council noted its concerns with the roadway issues and sought an appropriate solution, if possible, which was offered as the following: not connect Birch Forest Drive for all vehicular traffic, but rather design it to accommodate emergency access only, along with pedestrian and bicycle facilities, while requiring the dedication of the necessary and prescribed amount of right-of-way for the Pond-Grover Loop Road, along with requiring the developers to provide an escrow in the amount sufficient to accommodate its construction in the future, but not at this time, thereby allowing further consideration of it by the community; and

WHEREAS, with this direction for design changes to the roadway plan and other conditions, the City Council authorized the preparation of legislation in this regard for presentation on January 11, 2016, along with noting the project, notwithstanding the roadway components described above, was a positive for the Town Center Area and would address a difficult property that had been the subject of many discussions, since the update of the Town Center Plan during the years of 2008 to 2012; and

WHEREAS, the City Council, through its established authority under Chapter 89 of Missouri Revised Statutes and the Wildwood Charter, believes this action is consistent with good planning practice and will protect the public's health, safety, and general welfare by improving the conditions at this site with its redevelopment under a new owner.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby, are hereby amended to reflect the change in zoning from the NU Non-Urban Residence District, the R-3 10,000 square foot Residence District, the R-4 7,500 square foot Residence District, and the R-6 and R-6A 4,500 square Residence District, with a Planned Environment Unit (PEU) and a Planned Residential Development Overlay District (PRD), to the R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), as set forth in this ordinance, for the following described land:

A TRACT OF LAND BEING PART OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH AND SOUTH CENTERLINE OF SECTION 1 AND BEING THE SOUTHWEST CORNER OF EVERGREEN SECTION 2, PLAT 5, A SUBDIVISION AS RECORDED IN PLAT BOOK 264, PAGES 67 AND 68 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID CENTERLINE AND ALONG THE SOUTH LINE OF SAID EVERGREEN SECTION 2, SOUTH 87°39'31" EAST, 535.36 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 403 OF EVERGREEN PLAT 4, A SUBDIVISION AS RECORDED IN PLAT BOOK 226, PAGES 55-57 OF SAID COUNTY RECORDS; THENCE LEAVING SAID SOUTH LINE AND ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 53°04'05", AN ARC LENGTH OF 115.87 FEET, THE CHORD OF WHICH BEARS NORTH 3°55'57" EAST, 113.24 FEET TO A POINT; THENCE NORTH 61°34'00" EAST, 79.53 FEET TO A POINT; THENCE ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF 46°05'00", AN ARC LENGTH OF 164.86 FEET, THE CHORD OF WHICH BEARS NORTH 84°28'30" EAST, 156.36 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY OF BIRCH FOREST DRIVE (50' WIDE); THENCE ALONG THE SOUTHERN EDGE OF SAID RIGHT-OF-WAY SOUTH 72°31'00" EAST, 38.11 FEET TO A POINT; THENCE ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 12°38'00", AN ARC

(2)

LENGTH OF 44.12 FEET, THE CHORD OF WHICH BEARS SOUTH 78°50'00" EAST, 44.01 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 406 OF SAID EVERGREEN PLAT 5; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID LOT 406, SOUTH 06°31'00" WEST, 133.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 406, SAID POINT BEING IN THE SOUTH LINE OF SAID EVERGREEN PLAT 5; THENCE ALONG SAID SOUTH LINE SOUTH 87°39'31" EAST, 51.58 FEET TO A FOUND AXLE, SAID POINT BEING THE NORTHWEST CORNER OF EVERGREEN PLAT 3, A SUBDIVISION AS RECORDED IN PLAT BOOK 204, PAGES 71-73 OF SAID COUNTY RECORDS, FROM WHICH POINT A STONE BEARS SOUTH 01°34'37" WEST, 58.54 FEET SAID POINT ALSO BEING IN THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER, SOUTH 01°34'37" WEST, 1,018.77 FEET TO A POINT, SAID POINT BEING LOCATED ALONG THE WESTERN LINE OF LOT 112 OF EVERGREEN PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 150, PAGE 89 OF SAID COUNTY RECORDS, SAID POINT BEING LOCATED ON THE CENTERLINE OF TAYLOR ROAD (30 FEET WIDE); THENCE LEAVING SAID CENTERLINE AND PROCEEDING NORTH 88°25'23"W, 20.00 FEET TO A POINT; THENCE SOUTH 20°00'41" WEST, 54.87 FEET; SOUTH 01°34'37" WEST, 113.11 FEET; SOUTH 43°21'00" WEST, 75.00 FEET TO A POINT BEING ON THE NORTH LINE OF MISSOURI STATE HIGHWAY 100 (ALSO KNOWN AS MANCHESTER ROAD); THENCE WITH SAID NORTH LINE NORTH 85°00'20" WEST, 461.64 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,063.74 FEET, A CENTRAL ANGLE OF 01°22'40", AN ARC LENGTH OF 410.35 FEET, THE CHORD OF WHICH BEARS NORTH 84°21'00" WEST, 410.34 FEET TO A POINT; THENCE NORTH 73°52'26" WEST, 152.88 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,038.74 FEET, A CENTRAL ANGLE OF 01°40'00", AN ARC LENGTH OF 435.64 FEET, THE CHORD OF WHICH BEARS NORTH 82°19'40" WEST, 435.62 FEET TO A POINT; THENCE NORTH 68°37'27" WEST, 152.03 FEET; NORTH 81°02'40" WEST, 865.00 FEET; NORTH 79°53'55" WEST, 510.10 FEET; NORTH 73°28'38" WEST, 230.48 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF EATHERTON ROAD (40' WIDE); THENCE ALONG LAST SAID RIGHT-OF-WAY NORTH 27°33'18" WEST, 688.50 FEET TO A POINT BEING THE SOUTHWEST CORNER OF A 15 FOOT DEDICATION STRIP AS PER EASEMENT PLAT FOR SANDALWOOD CREEK PHASE 1, AS RECORDED IN PLAT BOOK 234, PAGE 33, AND AMENDED IN PLAT BOOK 243, PAGE 3 OF SAID COUNTY RECORDS, FROM WHICH POINT A CONCRETE MONUMENT BEARS SOUTH 87°37'57" EAST, A DISTANCE OF 0.32 FEET; THENCE ALONG THE SOUTH LINE OF SANDALWOOD CREEK CONDOMINIUMS PHASE ONE-A, (PLAT BOOK 236, PAGE 8), SANDALWOOD CREEK CONDOMINIUMS PHASE TWO-A (PLAT BOOK 242, PAGES 84-87), SANDALWOOD CREEK CONDOMINIUMS PHASE SIX-A, (PLAT BOOK 270, PAGES 52-61), AND SANDALWOOD CREEK CONDOMINIUMS PHASE SEVEN-A, (PLAT BOOK 285, PAGES 35-38) OF ST. LOUIS COUNTY RECORDS, SOUTH 87°33'57" EAST, 1,534.38 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID SANDALWOOD CREEK CONDOMINIUMS PHASE SEVEN-A, AND ALSO BEING THE SOUTHWEST CORNER OF HUNTERS RUN, A SUBDIVISION AS RECORDED IN PLAT BOOK 320, PAGES 25-28 OF SAID COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID HUNTERS RUN SOUTH 87°51'40" EAST, 771.44 FEET TO A POINT IN THE AFOREMENTIONED NORTH AND SOUTH CENTERLINE OF SECTION 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID HUNTERS RUN; THENCE ALONG SAID CENTERLINE AND EAST LINE OF SAID HUNTERS RUN NORTH 01°12'37" EAST, 359.14 FEET TO THE NORTHEAST CORNER OF SAID HUNTERS RUN AND THE POINT OF BEGINNING AND CONTAINING 3,436,441 SQUARE FEET MORE OR LESS (78.8893 ACRES MORE OR LESS)

Section Two. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated December 7, 2015, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of one hundred ninety-four (194)[1] ~~eighty-seven (187)~~, detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each property. If the Homeowners Association should want to construct an in-ground swimming pool and related cabana, such is allowed within the boundaries of this Planned Residential Development Overlay District (PRD), but must be located in subdivision-owned common ground.

[1] These requests were advertised for 194 units; therefore, a greater number cannot be considered, unless a new public hearing is held.

(3)

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that meets the following requirements, per its location within the six (6) defined villages:
   i. Village A – Eighty (80) foot minimum lot width and lot size of 12,000 square feet.
   ii. Village B – Sixty-three (63) foot minimum lot width and lot size of 9,000 square feet.
   iii. Village C – Sixty-two (62) foot minimum lot width and lot size of 9,000 square feet. excepting ~~four (4) lots, which shall have direct frontage onto the Pond-Grover Loop Road, with on-site turnaround capabilities provided on each of them. These four (4) lots shall have a minimum width of seventy (70) feet, a front yard setback distance of thirty-five (35) feet, and a depth no less than one hundred sixty (160) feet.~~
   iv. Village D – Sixty (60) foot minimum lot width and lot size of 6,510 square feet.
   v. Village E – Thirty-eight (38) foot minimum lot width and lot size of 4,000 square feet.
   vi. Village F - Rear-Entry Garage Lots – Forty-five (45) foot minimum lot width and lots size of 5,400 square feet.
   vii. Properties located within a cul-de-sac shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These widths shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of eighteen (18) inches in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across at least thirty percent (30%) of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to one hundred fifty-seven (157) ~~fifty-three (153)~~ of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of seven point five (7.5) feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage, excepting those units in Villages A, C, and E. Units in two (2) of these villages shall be as reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan (Villages A and C). *Garage door(s) associated with any unit located within Village E shall be a minimum of six (6) feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage.* Individual garage doors shall not be greater than twenty (20) feet in width and must be carriage types, including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.

(4)

e. The New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of thirty-seven (37) ~~thirty-three (33)~~ of the allowable one hundred ninety-four (194) ~~eighty-seven (187)~~ lots. These lots do not need to incorporate the garage offset distance noted in Condition 2(d.) of this Ordinance.

f. The first story, interior clear height for all single family dwellings shall be not less than nine (9) feet.

g. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure (in its entirety). The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and hardie board. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than 78.7 acres in total.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.

(5)

e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the rezoning of the subject site and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

(1) Twenty (20) feet from any right-of-way line, except any unit served by a rear entry garage, which shall have a build-to distance of ten (10) feet (see Condition 2(a.)).
(2) Five (5) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
(3) Fifteen (15) feet from any rear yard property line and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.
(4) Five (5) feet from any rear yard property line for any unit served by a rear entry garage.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of twenty-five (25)

(6)

feet. Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.

Access and Roadway Improvements

c. State Route 100 - Dedicate the required amount of right-of-way and/or easements along this property's State Route 100 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes and, subject to Subsection 4(d.), construct within this area the extension of the Pond-Grover Loop Road, all necessary intersection modifications and upgrades, and other improvements required therein. Improvements to State Route 100 shall conform to the requirements of the Missouri Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of State Route 100 and directed by the Department of Public Works.

d. Pond-Grover Loop Road – Subject to the conditions that follow in this Subsection [4 (d.)], petitioners/developer shall construct the Pond-Grover Loop Extension, as shown on the approved Preliminary Plan; deviations in modifications to the location and design of the extension from what is shown on the plan may be approved by the Directors of the Departments of Planning and Public Works, so long as the purpose of the extension, as contemplated by the Town Center Plan, is fulfilled satisfied; the final location, design and specifications of the plan extension shall be shown on the applicable plat of the subdivision, as approved by City Council.
   i. The extension shall be constructed pursuant to applicable City standards;
   ii. The cost of constructing the extension shall be determined by petitioners/developer, subject to approval review and acceptance by the Directors of Planning and Public Works, prior to approval of the applicable plat;
   iii. Upon acceptance approval of the cost by the Directors of Planning and Public Works, and prior to approval of the applicable plat, the petitioners/developer and the City shall execute an agreement that provides for the following:
      1. The dedication of right-of-way to the City for the extension, pursuant to the applicable plat, and such other instruments, as may be reasonably required by the City;
      2. A Letter of Credit, in the amount of the cost, issued to the City, as beneficiary, shall be obtained by petitioners/developer from a financial institution and with terms and conditions and an outside expiration date (including any renewal terms) that are acceptable to the Directors of Planning and Parks and the City Attorney and in accord with the terms and conditions of this Subsection [4(d.)] for the purpose of securing the performance of the construction of the extensions and the Letter of Credit shall be issued and delivered to the City, prior to approval of the applicable plat;
      3. Commencement of construction of the extension within ninety (90) days after a Notice to Proceed is issued by the Directors of Planning and Public Works to petitioners/developer and petitioners/developer shall proceed and complete the extension in accordance with a schedule approved by the Directors of Planning and Public Works;

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      4. If Notice to Proceed is not issued by the second ~~first~~ anniversary date of the approval of the applicable plat or if the City issues a notice to petitioners/developers stating the extension should not be constructed, petitioners/developer's obligation to construct the extension shall terminate, the Letter of Credit shall terminate, and the dedication shall be released/reconveyed to the petitioners/developers, or their successor(s), in title; the area on the plan set aside for the extension shall, in the event of such release and reconveyance, be converted to common ground, with trail(s) and associated public easements for them, as approved by the Director of Planning and Parks; and
      5. The City shall execute and record such instruments and documents, as may be reasonably necessary to effect the foregoing terminations and release/reconveyance.

~~e. Establish a minimum seventy (70) foot wide public right-of-way dedication to the City of Wildwood and construct the Pond-Grover Loop Road Extension through the site that provides a total of two (2), eleven (11) foot wide lanes (not inclusive of the concrete vertical curb and gutter), a minimum ten (10) foot wide grass median, and a five (5) foot wide sidewalk on east side of this internal roadway, and a ten (10) foot wide multiple use trail on its west side, all of which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Tree lawn areas and all stormwater management facilities shall be the developer's responsibility to provide and construct as well. Along with this dedication of seventy (70) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Pond-Grover Loop Road and directed by the Department of Public Works.~~

~~i. The developer is also responsible for the construction of a roundabout at a location approved by the Planning and Zoning Commission on the Site Development Plan. This roundabout shall be designed, engineered, and constructed in accordance with the Town Center Plans Street Specifications and Streetscape Requirements. The Departments of Public Works and Planning shall direct determinations in this regard, along with final action by the Planning and Zoning Commission.~~

e. Internal Streets - Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. The construction of these improvements is the sole responsibility of the developer(s) of this project. Along with this dedication of these rights-of-way areas, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be

(8)

installed by the developer, as specified by the City of Wildwood's Town Center Plan within the rights-of-way of these unnamed streets and directed by the Department of Public Works.

f. Eatherton Road Extension - Dedicate the required amount of right-of-way and/or easements within the boundaries of this property to the City of Wildwood for the construction of the Eatherton Road Extension for public roadway purposes, which include a minimum driving surface of two (2) lanes that total twenty-six (26) feet in width, a five (5) foot wide sidewalk on both sides of this driving surface, and street trees and lights, including a minimum seven (7) foot wide tree lawn area for these improvements. A roundabout, and related channelization islands and other improvements as set forth therein, is required within the Eatherton Road Extension right-of-way area and the developer is responsible for its construction. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Eatherton Road and directed by the Department of Public Works.

g. Birch Forest Drive – The trail/emergency extension of ~~extend~~ Birch Forest Drive, from its current terminus into the subject site, shall be limited to a design that accommodates only emergency and pedestrian/bicyclist access. The construction ~~and~~ of this trail/emergency extension shall adhere to established and accepted design, engineering, and material standards and specifications, which would allow for emergency vehicles only, pedestrians, and bicyclists to access across it, while blocking any other vehicle by a system of bollards (or acceptable alternative), to be selected in terms of their types and placements, as directed by the ~~Town Center Plan's Street Specifications and the Streetscape Design Requirements~~ Department of Public Works and the Metro West Fire Protection District, all needing final action by the Planning and Zoning Commission on the Site Development Plan. Safety Components determined necessary for the design and construction/reconstruction of this alternative, trail/emergency/pedestrian/bicyclist ~~any stub street~~ extension shall be indicated on the Site Development Plan and reviewed and acted upon thereafter by the Planning and Zoning Commission.

h. Service Lanes (alleys) - Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

i. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

(9)

Miscellaneous Roadway Requirements

j. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

k. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

l. Construction access shall be from State Route 100 during the development of this site, not via Birch Forest Drive and/or Eatherton Road.

m. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

n. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements.

o. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, garden walls, street trees and lights, and pedestrian furniture. If certain streets, drives, or lanes are to be private, an easement shall be provided to the City granting public use of them for pedestrian and vehicular purposes. These easements shall be granted at the time of the Record Plat approval by the City Council.

Parking Requirements - Residential

p. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

Landscape Requirements - Specific

q. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

r. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

(10)

MSD Base Map 23-V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
2	6-6-2016 REVISED PER CITY COMMENTS
3	6-14-2016 DEVELOPER REVISIONS
4	8-19-2016 DEVELOPER REVISIONS
5	9-16-2016 REVISED PER CITY COMMENTS
6	11-14-2016 REVISED PER CITY COMMENTS
7	1-12-2017 REVISED PER CITY COMMENTS

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CHESTERFIELD, MISSOURI 63005
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THE STERLING CO.
ENGINEERS & SURVEYORS
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Corporate Certificate of Authority #001348

The Villages at Bright Leaf
Wildwood, Missouri

SITE DEVELOPMENT PLAN
ORDINANCE #2145

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
E-28643
PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number 14-04-138
Date Jan. 12, 2017
Designed: MF
Drawn: SL
Checked: SL
Sheet 9.1
SDP

Drawing name: C:\Users\lmilner\appdata\local\temp\AcPublish_6180\4138SDP.dwg Plotted on: Jan 12, 2017 - 3:15pm Plotted by: lmilner

s. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

t. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting pattern. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these one hundred ninety-four (194) ~~eighty-seven (187)~~ dwelling units.

u. The developer shall provide a minimum twenty (20) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and care, along the entire eastern boundary of the site, where existing woodlands are not preserved, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

v. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

w. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

x. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

y. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

z. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

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aa. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic to and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

bb. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

cc. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

dd. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

~~ee. No portion of any lot that is to be located within the proposed eight (8) lot cul-de-sac solely served by Pond-Grover Loop Road shall extend closer than thirty (30) feet to the abutting Planned Residential Development Overlay District (PRD) boundary to their north. This buffer area shall be protected from all land disturbance activities. Additionally, the common boundary between this site and the Sandalwood Creek and Hunters Run Subdivisions shall be separated by a minimum ten (10) foot buffer area that is common ground. This area shall also be protected from all land disturbance activities.~~

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of ~~provided~~ parking spaces by the following rate:

Type of Development	Required Contribution
Single Family Dwelling (detached)	$1,055.10/Parking Space

(Section 415.280 of the City of Wildwood Zoning Code defines a parking space.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development shall be retained in the appropriate trust fund.

([illegible])

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

The Planning and Zoning Commission is recommending these fees be credited to the developer for the purposes of assisting with completion of required improvements within the right-of-way of the Pond-Grover Loop Road, if constructed. Additionally, credits may also be considered toward the construction of the Eatherton Road extension through the subject site, but would be solely based upon the difference in cost of a residential type street, of the same dimensions, versus this arterial type roadway. Credits would only be considered for the Eatherton Road Extension, if Pond-Grover Loop Road were not to be constructed. The granting of these credits is at the sole discretion of the City Council.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2. All stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate points of natural discharge and may not be disturbed.
3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development, unless otherwise accepted by the Metropolitan St. Louis Sewer District.
5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood/Missouri Department of Transportation (MoDOT) rights-of-way.
7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and

([illegible])

the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the property, which indicates its current condition relative to its past utilization by other owners. Determination regarding any required mediation shall be identified and completed, prior to the approval of the Record Plat and before the occupancy of any residential unit, all being in accordance with State and federal standards and guidelines, as set forth by the United States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources (MDNR), for any determined contaminant exceeding a residential cleanup standard/guideline, with the cost borne for such by the developer and not the City of Wildwood.

Floodplain Study and Plans/Wetlands Study

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in

([illegible])

the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to State Route 100 and Eatherton Road must be completed prior to the issuance of building permits in excess of ten (10) percent of the units. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

([illegible])

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

9. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of siltation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District

([illegible])

Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling. The provision of public space shall substantially comply with the Preliminary Development Plan submitted in conjunction at the public meeting on November 2, 2015.

Editor's Note: Changes to the report from its October 5, 2015 version to the November 2, 2015 are with a single strike through line. Previous changes considered by the members at their October 5, 2015 Planning and Zoning Commission meeting are indicated by blue-type. No modifications have been made to the Letter of Recommendation, since the Planning and Zoning Commission took action upon it on November 16, 2015, excepting Condition 2(d). This condition was recommended for a change, as part of the motion and vote on the overall Letter of Recommendation, which, again, failed for a lack of majority. Changes to the Letter of Recommendation, which were supported by the City Council and authorize for inclusion in the proposed Bill, are indicated in brown, bolded type. Blue, bolded type reflects changes from the January 11, 2016 City Council meeting.

Section Three. This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 25 day of January, 2015, by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer

Timothy Woerther, Mayor

ATTEST:

City Clerk

Liz Weiss, City Clerk

([illegible])

MSD Base Map 23-V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
2	6-6-2016 REVISED PER CITY COMMENTS
3	6-14-2016 DEVELOPER REVISIONS
4	8-19-2016 DEVELOPER REVISIONS
5	9-16-2016 REVISED PER CITY COMMENTS
6	11-14-2016 REVISED PER CITY COMMENTS
7	1-12-2017 REVISED PER CITY COMMENTS

Fischer & Frichtel Custom Homes, LLC
and Consort Homes, LLC
16640 CHESTERFIELD GROVE ROAD, SUITE 130
CHESTERFIELD, MISSOURI 63005
Ph. 636-770-7300

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

The Villages at Bright Leaf

Wildwood, Missouri

SITE DEVELOPMENT PLAN
ORDINANCE #2145

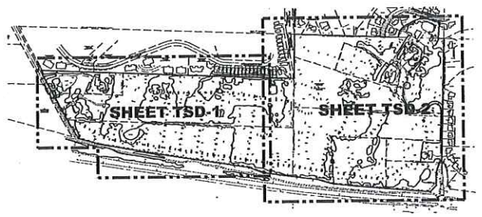
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
E-28643
PROFESSIONAL ENGINEER

Date: 1/12/2017
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	
14-04-138	
Date	
Jan. 12, 2017	
Designed: MF	Sheet
Drawn: SL	9.2
Checked: SL	SDP

Drawing name: C:\Users\lmilner\appdata\local\temp\AcPublish_6180\14138SDP.dwg Plotted on: Jan 12, 2017 - 3:15pm Plotted by: lmilner



KEY PLAN
N.T.S.

Tree Stand Delineation Narrative
May 5, 2016

This project site comprises is a total of 78.88 Ac. and has a total of 47.99 Ac. of woodland canopy. The primarily oak-hickory woodland contains lesser populations of elm, sassafras, persimmon, and sugar maple. The understory is primarily dense bush honeysuckle. Where not outcompeted by bush honeysuckle small caliper redbuds and dogwoods can be found. Small pockets of gooseberry, deciduous holly, and multiflora rose can be found sporatically. The ground plane consists of trumpet honeysuckle (Lonicera sempervirens), virginia creeper, wintercreeper, and may apple at the time of the field investigation.

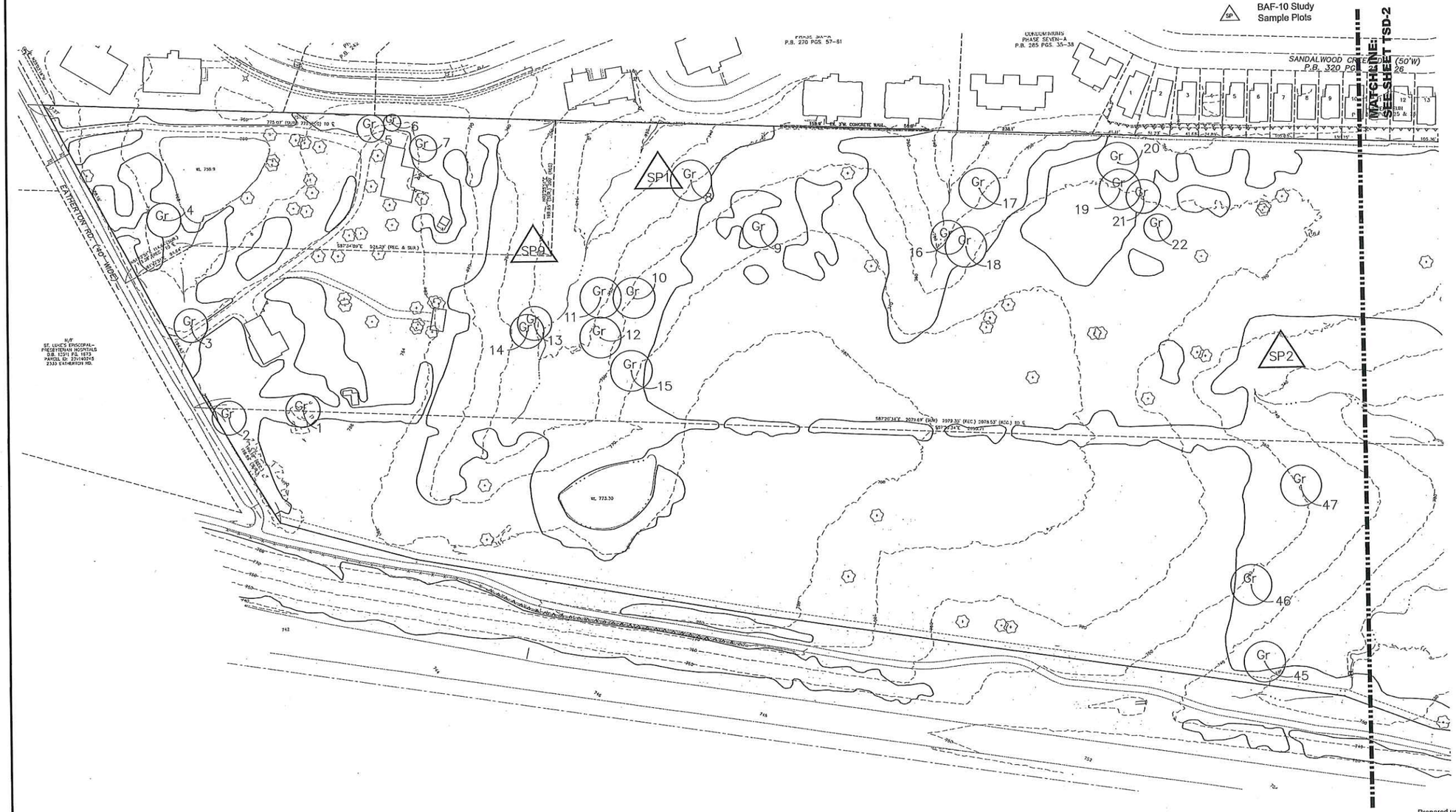
The large woodland patch in the western portion of the site has a higher density of persimmon than the rest of the site. Two areas of the site contain higher densities of cedar mixed with the hardwoods: the northwest corner bordering the proposed location of Pond-Grover Loop Road, and an area south central leading into the main stream line. Areas outside the woodland canopy are open grass fields with bramble, callery pear, lespedeza sericea, and poison ivy, with sporadic individual trees.

There are no State Champion or rare trees found on the site.

Total Site Area	=	3,436,441 sq. ft. or 78.88 Ac.
Total Existing Woodland	=	2,090,744 sq. ft. or 47.99 Ac.

KEY

- Existing Grand Tree
- Existing Individual Tree
- Existing Woodland Canopy
- BAF-10 Study Sample Plots



TREE STAND DELINEATION PLAN
SCALE 1"=60'

0 60 120 24

Tree Inventory
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

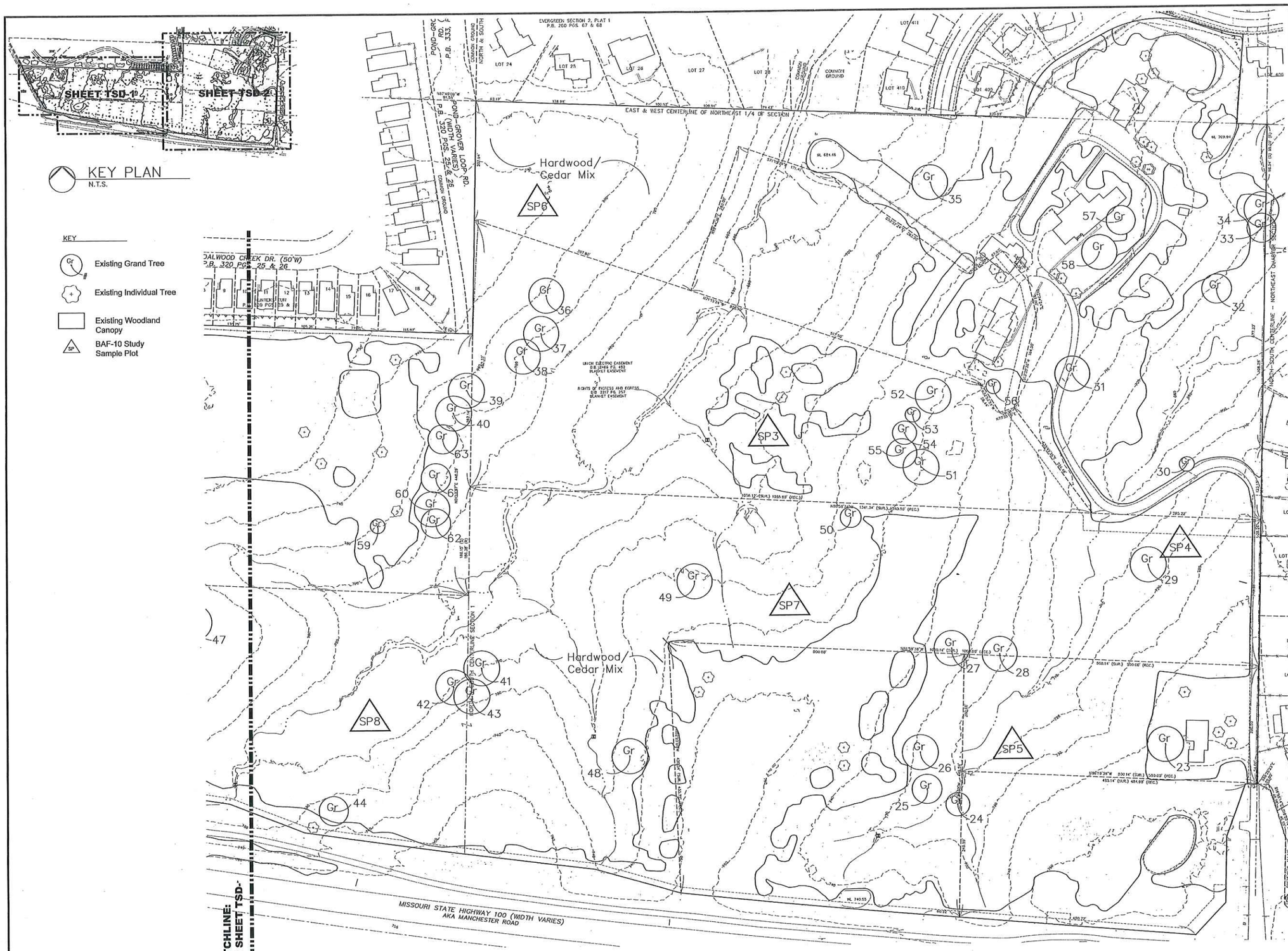
Drawn: BB
Checked: JAS

loomisAssociates
landscape architects/planners
902 Saint Louis Drive, Suite 155
Ballwin, Missouri 63021-5914
(636) 519-0049 fax: (636) 519-0297
e-mail: loomis@loomisassociates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #2000019

Sheet Title: Tree Stand Delineation Plan

Sheet No: TSD-1

Date: 05/11/16



TREE STAND DELINEATION PLAN
SCALE 1" = 60'

0 60 120 240

Tree Inventory
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: BB
Checked: JAS

loomisAssociates

landscapeArchitects/planners
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Chesterfield, Missouri 63005-1194
630.519.4958 Tel: 630.519.4957
e-mail: info@loomisassociates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Stand Delineation Plan

Sheet No: TSD-2

Date: 05/11/16

Grand Trees

ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
1	Elm	35	50	2	some trunk decay at 4'
2	Sycamore	26	50	2	UTIL trimmed
3	Cottonwood	34	50	2	
4	White Ash	27	50	3	
5	Red Oak	27	40	2	
6	White Pine	20	25	3	
7	White Pine	24	30	2	broken lower limbs
8	Red Oak	24	60	2	some deadwood
9	Shingle Oak	25	50	2	ivy
10	Red Oak	25	60	3	
11	Red Oak	24	60	3	
12	Hickory	24	60	4	
13	Elm	24	50	3	
14	Elm	24	50	3	vines
15	White Oak	30	60	2	fork at 5'
16	Red Oak	25	50	2	
17	White Oak	25	60	2	some deadwood
18	Hickory	30	60	2	dork at 6'
19	White Oak	26	70	2	some deadwood
20	White Oak	37	70	2	fork at 5'
21	Hickory	24	50	3	
22	Sassafras	28	40	3	
23	Silver Maple	46	60	2	some deadwood
24	Hickory	25	40	2	fence
25	Red Oak	28	50	3	
26	Red Oak	26	70	3	fork at 4'
27	Red Oak	24	60	2	fork at 4', fence
28	White Oak	28	60	3	vines
29	Shingle Oak	26	60	3	
30	Cedar	20	25	3	vines
31	Elm	43	80	3	vines
32	Elm	26	50	2	
33	Shingle Oak	24	50	2	fork at 4'
34	White Oak	36	70	3	
35	Elm	25	60	3	lower deadwood
36	Shingle Oak	39	70	2	
37	Elm	30	70	3	
38	Elm	24	60	3	some deadwood
39	Shingle Oak	30	60	3	deadwood
40	Shingle Oak	25	60	2	
41	Shingle Oak	28	50	3	
42	White Oak	25	50	3	
43	Red Oak	25	50	2	
44	White Oak	24	50	3	
45	White Oak	25	50	3	
46	White Oak	34	60	2	lower deadwood
47	White Oak	29	70	2	some deadwood
48	White Oak	28	60	3	
49	Shingle Oak	24	60	2	lower deadwood
50	White Pine	20	35	3	
51	Shingle Oak	24	60	2	
52	Shingle Oak	27	20	2	some deadwood
53	White Pine	26	50	3	
54	Shingle Oak	27	40	3	
55	White pine	20	50	2	vines
56	Shingle Oak	27	30	2	
57	Catalpa	27	50	2	
58	Pin Oak	29	60	3	
59	Cedar	20	30	3	
60	Red Oak	34	60	2	
61	Red Oak	24	50	3	
62	Red Oak	24	50	2	
63	Red Oak	28	50	2	

RATING: 1 = Poor
2 = Fair
3 = Good
4 = Excellent

Report

A.	Acreage of Stand:	48±
B.	Foresty Type:	Oak-Hickory Hardwoods
C1.	Dominant species:	Red and White Oaks, Shingle Oak, Hickory
C2.	Co-dominant species:	Sassafras, Elm, Cedar, Persimmon
D.	Density per acre:	272± of 2.5" DBH or greater
E.	Avg. Canopy diameter:	19.4"
F.	Avg. overstory DBH:	7.69"
G.	% of dominant species:	24% Red and White Oaks, 24% Hickory, 14% Shingle Oak,
H.	Understory vegetation:	Bush Honeysuckle, Goosebery, Multifora Rose, Trumpet Honeysuckle, Virginia Creeper, Wintercreeper, May Apple
I.	Apparent health problems:	Deadwood

BAF-10 Data:

Average Tree Basal Area (Sq.Ft.) / Basal Area per Acre (Sq.Ft.)

SP1: 0.593 / 1718.69
SP2: 0.633 / 1835.00
SP3: 0.307 / 1260.69
SP4: 0.386 / 1159.11
SP5: 0.443 / 753.47
SP6: 0.514 / 1079.89
SP7: 0.542 / 1355.32
SP8: 0.466 / 1070.89
SP9: 0.320 / 959.90

Total: 0.467 / 1327.34

BAF-10 Sample Plots

Plot #	ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
SP1	100	Hickory	14	35	3	
SP1	101	White Oak	14	35	2	
SP1	102	Red Oak	24	45	2	
SP1	103	White Oak	5	15	2	
SP1	104	Hickory	12	30	3	
SP1	105	Red Oak	14	30	2	
SP1	106	Sassafras	5	20	3	
SP1	107	Hickory	10	35	3	
SP1	108	Red Oak	7	15	2	
SP1	109	Sassafras	7	15	2	
SP1	110	Sassafras	10	20	2	
SP1	111	Dogwood	3	15	3	
SP1	112	Hickory	4	20	3	
SP1	113	White Oak	5	12	3	
SP1	114	Hickory	14	40	3	fork at 2'
SP1	115	White Oak	10	20	2	
SP1	116	White Oak	10	30	3	
SP1	117	Sugar Maple	2.5	12	4	
SP1	118	Hackberry	2.5	10	3	
SP1	119	Hackberry	6	20	2	
SP1	120	Hickory	2.5	15	3	
SP1	121	Cedar	2.5	8	4	
SP1	122	Dogwood	5	15	2	
SP1	123	Dogwood	4	12	2	
SP1	124	Elm	3	12	2	
SP1	125	Hickory	30	60	2	
SP1	126	Cedar	4	8	2	
SP1	127	Hickory	2.5	8	2	
SP1	128	Sassafras	4	15	3	
SP2	129	White Oak	8	25	2	
SP2	130	White Oak	7	15	2	
SP2	131	White Oak	12	25	2	
SP2	132	Hickory	6	20	4	
SP2	133	Hickory	6	15	4	
SP2	134	Hickory	3	8	3	
SP2	135	White Oak	10	25	3	
SP2	136	White Oak	14	35	2	
SP2	137	Shingle Oak	22	40	2	
SP2	138	Shingle Oak	7	20	2	
SP2	139	White Oak	6	20	2	
SP2	140	Hickory	7	20	3	
SP2	141	Hickory	6	25	3	
SP2	142	Red Oak	12	40	2	
SP2	143	Hickory	4	15	3	
SP2	144	Hickory	16	35	3	
SP2	145	Hickory	2.5	8	3	
SP2	146	White Oak	6	20	3	
SP2	147	White Oak	10	40	3	
SP2	148	Hickory	6	20	4	
SP2	149	White Oak	20	35	3	
SP2	150	Red Oak	18	35	1	
SP2	151	Hickory	2.5	8	3	
SP2	152	Shingle Oak	12	30	2	
SP2	153	White Oak	6	20	3	
SP2	154	Shingle Oak	14	20	2	
SP2	155	White Oak	12	40	2	
SP2	156	White Oak	14	35	3	
SP2	157	Cedar	6	12	3	
SP3	158	Shingle Oak	12	20	3	
SP3	159	Shingle Oak	20	35	2	
SP3	160	Dogwood	2.5	12	3	
SP3	161	Shingle Oak	14	30	3	
SP3	162	Shingle Oak	12	30	2	
SP3	163	Shingle Oak	8	15	3	
SP3	164	Sassafras	8	20	2	
SP3	165	Sassafras	3	6	2	
SP3	166	Persimmon	8	15	3	
SP3	167	Persimmon	8	15	3	ivy
SP3	168	Sassafras	3	6	2	
SP3	169	Hickory	5	12	3	
SP3	170	Hickory	4	12	3	
SP3	171	Sassafras	3	6	2	
SP3	172	Sassafras	4	8	2	
SP3	173	Persimmon	5	8	3	
SP3	174	Cedar	5	8	2	
SP3	175	Shingle Oak	5	8	2	
SP3	176	Shingle Oak	14	40	2	
SP3	177	Cedar	6	20	2	
SP3	178	Shingle Oak	12	40	2	
SP3	179	Persimmon	3	6	3	
SP3	180	Shingle Oak	6	15	2	
SP3	181	Sassafras	6	0	0	
SP3	182	Sassafras	8	0	0	
SP3	183	Sassafras	8	0	0	
SP3	184	Sassafras	3	0	0	
SP3	185	Sassafras	6	0	0	
SP3	186	Sassafras	4	0	0	
SP3	187	Sassafras	5	6	1	
SP3	188	Elm	6	10	3	
SP3	189	Sassafras	4	6	3	
SP3	190	Elm	6	10	3	
SP3	191	Sassafras	8	0	0	
SP3	192	Sassafras	8	0	0	
SP3	193	Shingle Oak	6	20	2	
SP3	194	Sassafras	3	6	1	
SP3	195	Sassafras	4	8	2	
SP3	196	Sassafras	4	8	2	
SP3	197	Elm	3	10	2	
SP3	198	Elm	6	20	3	
SP4	199	Shingle Oak	24	60	3	
SP4	200	Hickory	8	25	3	
SP4	201	Hickory	6	20	3	
SP4	202	Hickory	6	20	3	
SP4	203	Hickory	4	8	3	
SP4	204	Hickory	4	8	3	
SP4	205	White Oak	12	35	2	
SP4	206	Sassafras	8	15	2	
SP4	207	Hickory	10	30	4	
SP4	208	Hickory	8	25	4	
SP4	209	Hickory	5	15	3	
SP4	210	Hickory	7	25	4	
SP4	211	Hickory	6	15	4	
SP4	212	Hickory	4	10	4	
SP4	213	Elm	5	15	2	
SP4	214	Shingle Oak	12	35	2	
SP4	215	Hickory	5	12	4	
SP4	216	Hickory	8	25	4	
SP4	217	Hickory	10	25	4	
SP4	218	Hickory	7	20	4	
SP4	219	Hickory	6	20	3	
SP4	220	Hickory	6	20	4	
SP4	221	Hickory	7	20	4	
SP4	222	White Oak	10	35	3	
SP4	223	White Oak	12	35	2	
SP4	224	Elm	8	25	2	
SP4	225	Shingle Oak	4	20	3	
SP4	226	Hickory	3	15	4	
SP4	227	Hickory	3	15	4	
SP4	228	Sassafras	4	10	2	

BAF-10 Sample Plots

Plot #	ID	Tree Species	DBH	Canopy Diam.	Condition Rating	Comment
SP5	229	Hickory	6	20	3	
SP5	230	Hickory	6	20	3	
SP5	231	Hickory	4	8	3	
SP5	232	Shingle Oak	4	20	3	
SP5	233	Hickory	3	15	4	
SP5	234	Sassafras	4	10	2	
SP5	235	Elm	6	10	3	
SP5	236	Sassafras	6	12	2	
SP5	237	White Oak	12	35	2	
SP5	238	Sassafras	8	15	2	
SP5	239	Red Oak	18	35	1	
SP5	240	Hickory	2.5	8	3	
SP5	241	White Oak	14	35	2	
SP5	242	White Oak	10	30	3	
SP5	243	Sugar Maple	2.5	12	4	
SP5	244	Shingle Oak	14	20	2	
SP5	245	White Oak	12	40	2	
SP6	246	White Oak	10	25	3	
SP6	247	White Oak	14	35	2	
SP6	248	Shingle Oak	22	40	2	
SP6	249	Shingle Oak	7	20	2	
SP6	250	White Oak	6	20	2	
SP6	251	Cedar	5	8	3	
SP6	252	Cedar	7	8	4	
SP6	253	Cedar	8	8	3	
SP6	254	Cedar	4	8	4	
SP6	255	Hickory	4	8	3	
SP6	256	White Oak	12	35	2	
SP6	257	Cedar	6	20	2	
SP6	258	Sassafras	8	15	2	
SP6	259	Hickory	10	30	4	
SP6	260	White Oak	12	40	2	
SP6	261	White Oak	14	35	3	
SP6	262	Cedar	6	12	3	
SP6	263	Cedar	8	8	3	
SP6	264	Cedar	10	8	4	
SP6	265	Sassafras	5	6	2	
SP6	266	Elm	6	10	2	
SP7	267	Shingle Oak	14	30	3	
SP7	268	Shingle Oak	12	30	2	
SP7	269	Shingle Oak	8	15	3	
SP7	270	Sassafras	8	20	2	
SP7	271	Sassafras	3	6	2	
SP7	272	Persimmon	8	15	3	
SP7	273	Cedar	5	8	2	
SP7	274	Shingle Oak	5	8	2	
SP7	275	Hickory	3	15	4	
SP7	276	Sassafras	4	10	2	
SP7	277	White Oak	5	15	2	
SP7	278	Hickory	12	30	3	
SP7	279	Red Oak	14	30	2	
SP7	280	Sassafras	5	20	3	
SP7	281	Hickory	10	35	3	
SP7	282	Shingle Oak	5	8	2	
SP7	283	Shingle Oak	14	40	2	
SP7	284	Cedar	6	20	2	
SP7	285	White Oak	7	15	2	
SP7	286	White Oak	12	25	2	
SP7	287	Hickory	6	20	4	
SP7	288	White Oak	20	35	3	
SP7	289	Red Oak	18	35	1	
SP7	290	Elm	5	15	2	
SP7	291	Shingle Oak	12	35	2	
SP8	292	Red Oak	18	35	1	
SP8	293	Hickory	2.5	8	3	
SP8	294	Shingle Oak	12	30	2	
SP8	295	Hickory	6	20	4	
SP8	296	Shingle Oak	7	20	2	
SP8	297	White Oak	6	20	2	
SP8	298	Hickory	7	20	3	
SP8	299	White Oak	6	20	3	
SP8	300	White Oak	10	40	3	
SP8	301	Shingle Oak	12	30	2	
SP8	302	Red Oak	18	35	1	
SP8	303	Cedar	5	8	2	
SP8	304	Shingle Oak	5	8	2	
SP8	305	Hickory	3	15	4	
SP8	306	Sassafras	4	10	2	
SP8	307	Sassafras	4	8	2	
SP8	308	Elm	3	10	2	
SP8	309	Hickory	12	30	3	
SP8	310	Red Oak	14	30	2	
SP8	311	Dogwood	3	12	3	
SP8	312	Dogwood	3	12	3	
SP8	313	White Oak	14	35	3	
SP8	314	Sassafras	8	20	2	
SP9	315	White Oak	5	15	2	
SP9	316	Hickory	12	30	3	
SP9	317	Red Oak	7	15	2	
SP9	318	Sassafras	7	15	2	
SP9	319	Sugar Maple	4	12	4	
SP9	320	Sugar Maple	4	15	4	
SP9	321	Dogwood	4	12	2	
SP9	322	Elm	3	12	2	
SP9	323	Persimmon	6	15	3	
SP9	324	Persimmon	8	15	3	
SP9	325	Sassafras	3	6	2	
SP9	326	Hickory	5	12	3	
SP9	327	White Oak	10	20	2	
SP9	328	White Oak	10	30	3	
SP9	329	Persimmon	8	15	3	
SP9	330	Elm	3	12	2	
SP9	331	White Oak	5	15	2	
SP9	332	Hickory	12	30	3	
SP9	333	Shingle Oak	12	30	2	
SP9	334	Red Oak	18	35	1	
SP9	335	Persimmon	6	15	3	
SP9	336	Sassafras	3	6	2	
SP9	337	Elm	6	10	3	
SP9	338	Sassafras	8	0	0	
SP9	339	White Oak	6	20	3	
SP9	340	White Oak	10	40	3	
SP9	341	Hickory	6	20	4	
SP9	342	Persimmon	5	8	3	
SP9	343	Cedar	5	8	2	
SP9	344	Shingle Oak	5	8	2	

Tree Inventory
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER
LA-7
LANDSCAPE ARCHITECT

6/2/16

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: BB
Checked: JAS

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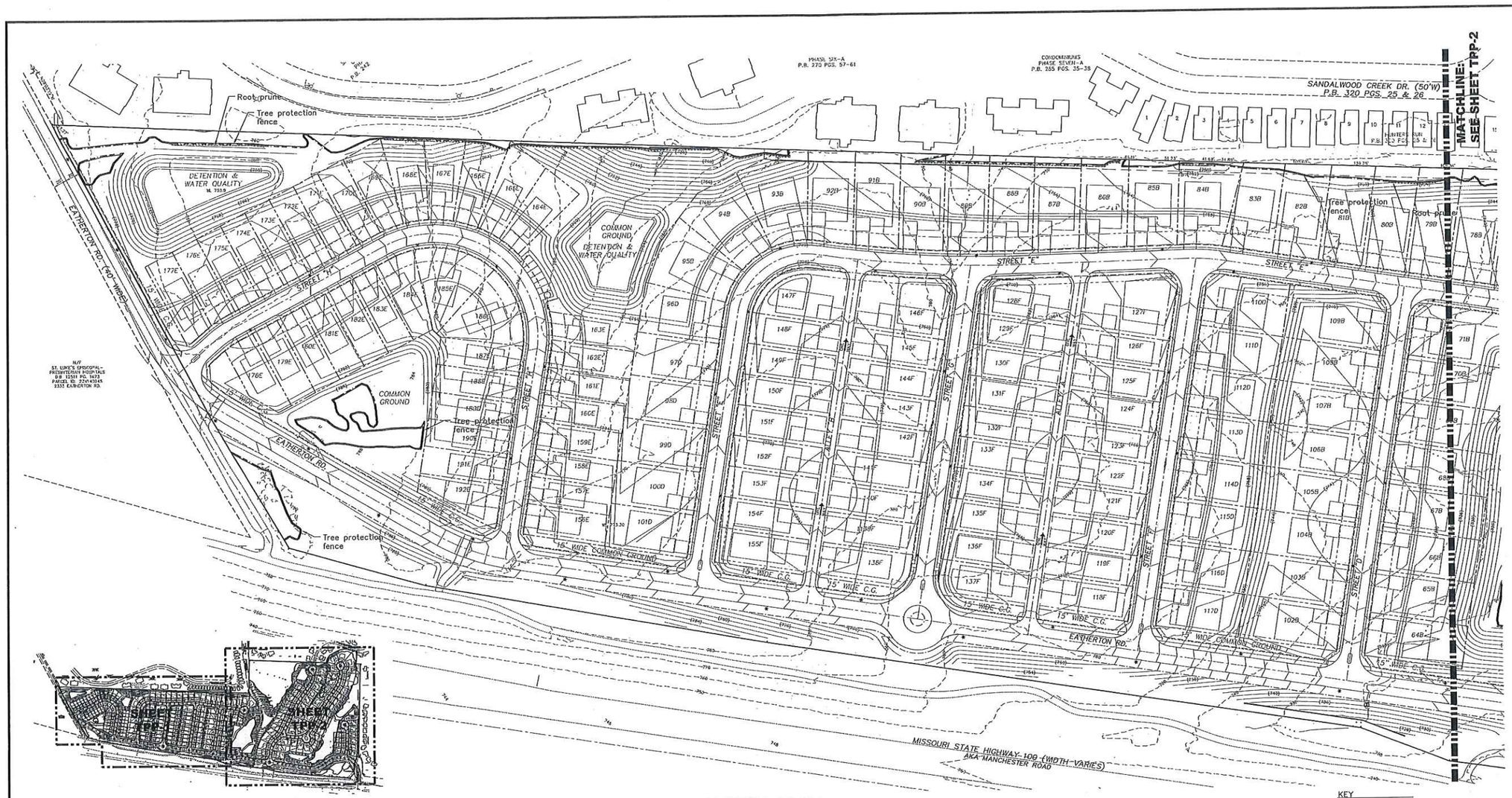
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Stand Delineation Plan

Sheet No: TSD-3



KEY PLAN
N.T.S.

TREE PRESERVATION PLAN
SCALE 1"=60'

0 60 120 240

KEY

- Existing Grand Tree to remain
- Existing Woodland Canopy to remain
- Tree protection fence
- Root pruning

Zone:	Single-family residential		
Site Area:	3,436,441 sq. ft.	or	78.88 Ac.
Existing Woodland Canopy:	2,090,744 sq. ft.	or	47.99 Ac.
Canopy Preservation Required:	30%	or	14.39 Ac.
Total Existing Canopy Preserved:	502,137 sq. ft.	or	11.52 Ac. (24.0%)
Tree Canopy Planted:	479,400 sq.ft	or	11.00 Ac.
Total Tree Canopy Provided:	981,537 sq. ft.	or	22.52 Ac. (46.92%)
Proposed Units:	192		

TREE PROTECTION NOTES:

1) Preserved woodland canopy is delineated with shading. Grand Trees designated to be preserved shall be located by surveyor.

2) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.

3) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. Where noted on plan, contractor to trench and root prune prior to any grading activity. Required siltation devices to be installed along limit of disturbance line.

4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the plan.

5) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area. Any proposed plantings shall be subject to the review and approval of the City Arborist. All ground plane shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.

6) Tree protection measures to be maintained throughout construction sequence.

TREE PROTECTION ACTION KEY SEQUENCE:

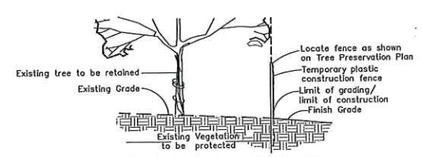
1) Survey limit of disturbance.

2) Perform root pruning as shown on plan.

3) Install tree protection fencing.

4) Post tree protection signage on fence (No signs will be posted on trees).

5) Maintain tree protection area as an off-limits zone.



TREE PROTECTION DETAIL, TYP.
(see plan for actual location)

9/16/16
Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.
9/16/16	Plan revisions	1

Drawn: BB
Checked: JAS

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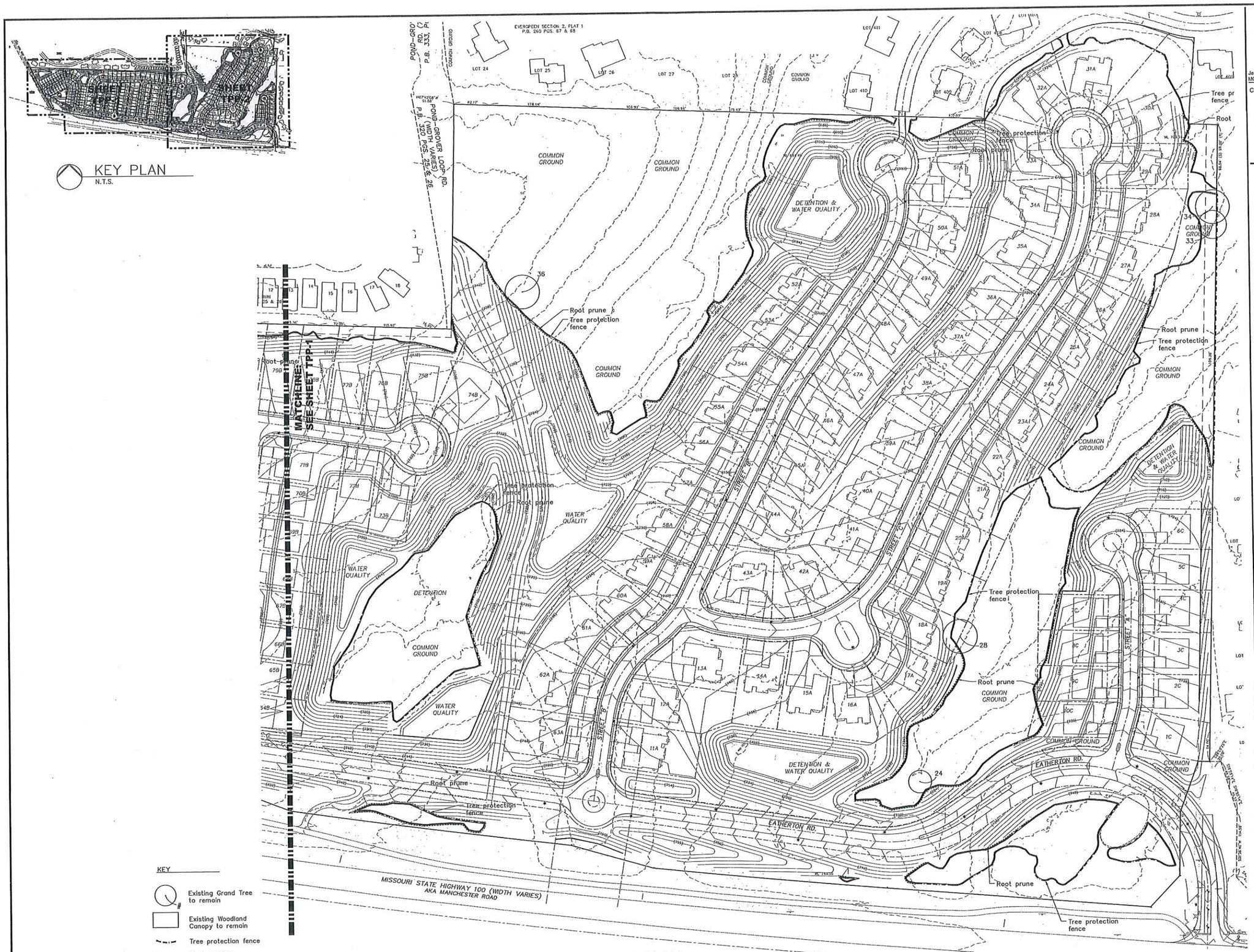
Missouri State Certificate of Authority # LAC #000019

Sheet Title: Tree Preservation Plan

Sheet No: TPP-1

Date: 05/11/16
Job #: 643.006



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9/16/16

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.
9/16/16	Plan revisions	

Drawn: BB
Checked: JAS

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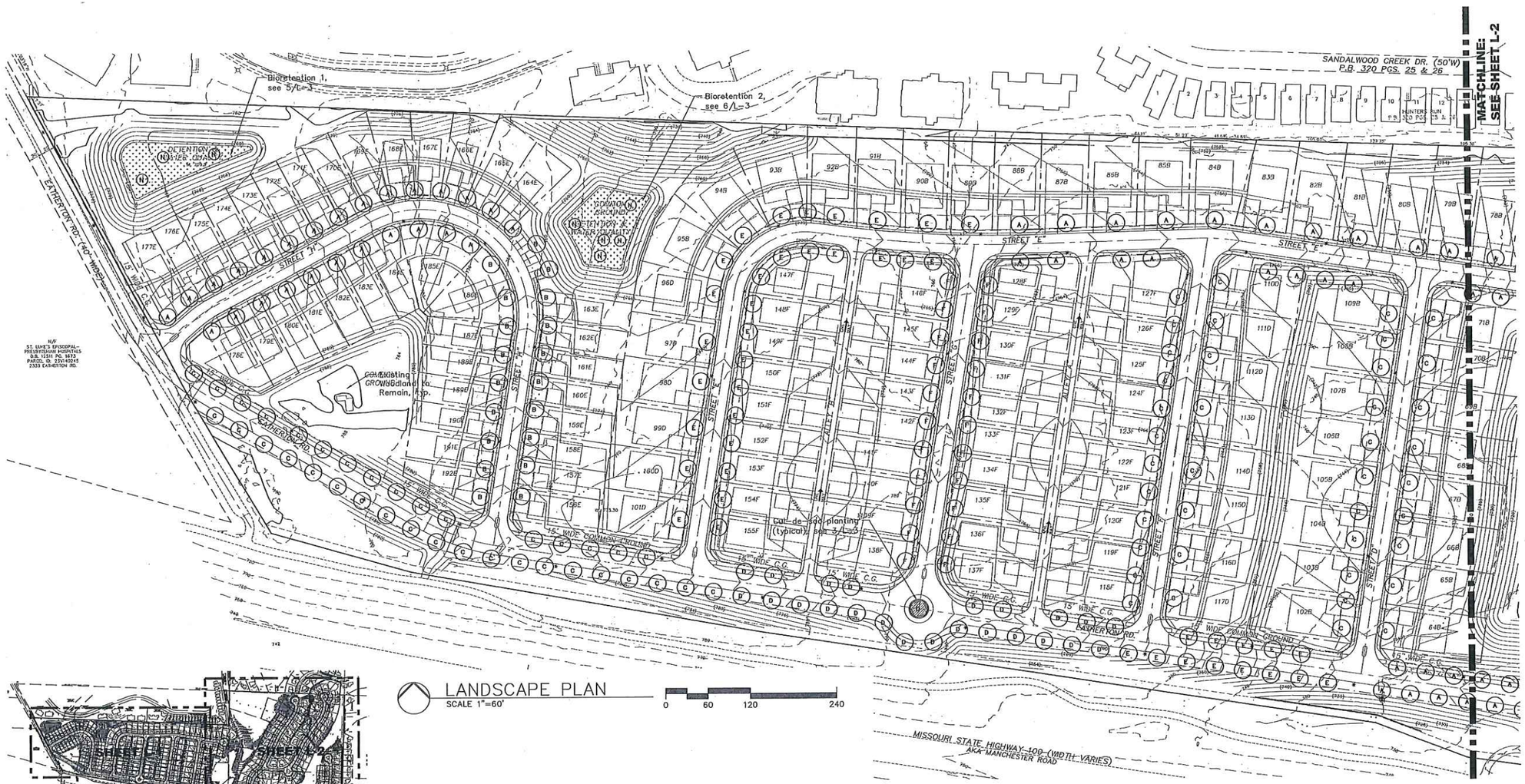
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Preservation Plan

Sheet No: TPP-2

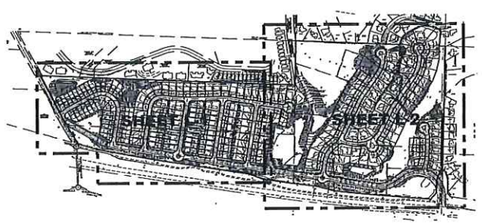
Date: 05/11/16



LANDSCAPE PLAN

SCALE 1"=60'

0 60 120 240



KEY PLAN

N.T.S.

WILDWOOD GENERAL NOTES:

A. Individual homeowners must be notified at least one week prior to the installation of plants on lots that have an occupied dwelling.
B. Unless otherwise stipulated by specific requirements of the City of Wildwood Tree Manual, the landscaping shown on this plan must be planted in accordance with the latest edition of the Tree and Shrub Transplanting Manual published by the International Society of Arboriculture (P.O.Box GG, Savoy, IL 61874-9902)
C. All trees are to be located a minimum distance of 5' from all utility boxes, 5' from a storm drain inlet or manhole, 10' from a fire hydrant, 15' from public street lights, 5' from driveway aprons, 20' from any traffic control sign and at least 30' from any intersection.
D. Locations of street trees may be subject to change in order to avoid conflict with street lighting.
E. Any planting within a tree preservation area, as designated on the Tree Preservation Plan and shown on this plan, must be done to avoid any adverse impact to the roots of existing trees.
F. Plant substitutions are permitted with verbal or written approval from the City of Wildwood Planning Department.
G. All plant material will be reinspected for survival by the City of Wildwood Planning Department one year following installation and again two full growing seasons after planting.
H. All plants must meet standards of the latest edition of the American Standards for Nursery Stock sponsored by the Association of American Nurserymen.
I. No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the Landsape Architect immediately to relocate affected plant material.
J. Soil conditions must be tested, verified and adjusted by the landscape contractor to insure that appropriate soil compostion and pH levels are suitable for plant material specified for that specific location.

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	CANOPY PROVIDED	PERCENTAGE
STREET TREES							
A	118	Quercus rubra	Red Oak	2.5"	Deciduous	1000 sq.ft.	20.0%
B	67	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	2.5"	Deciduous	1000 sq.ft.	15.3%
C	114	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5"	Deciduous	1000 sq.ft.	20.8
D	50	Acer rubrum 'Franksred'	Red Sunset Maple	2.5"	Deciduous	700 sq.ft.	10.7%
E	62	Quercus bicolor	Swamp White Oak	2.5"	Deciduous	1000 sq.ft.	20.8%
F	38	Taxodium distichum 'Mickelson'	Shawnee Brave Baldcypress	2.5"	Deciduous	700 sq.ft.	12.4%
	449	TOTAL STREET TREES					=100%

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
CUL-DE-SAC PLANTINGS					
TREES					
M	6	Malus x 'Spring Snow'	Spring Snow Crabapple	2"	Deciduous, Understory
SHRUBS					
a	168	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	24-36"	Evergreen shrub
b	86	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24-36"	Deciduous shrub
c	48	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	24-36"	Deciduous, shrub
d	35	Rosa 'Radrazz'	Red Knockout Rose	24-36"	Deciduous, shrub

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	PERCENTAGE
BUFFERYARD TREES (EAST PL)						
E1	2	Quercus bicolor	Swamp White Oak	2"	Deciduous, Canopy	
E3	1	Quercus bicolor	Swamp White Oak	4"	Deciduous, Canopy	
G1	2	Tilia cordata	Littleleaf Linden	2"	Deciduous, Canopy	
G2	1	Tilia cordata	Littleleaf Linden	3"	Deciduous, Canopy	
H1	2	Pinus strobus	Eastern White Pine	6' Ht.	Evergreen	
H3	1	Pinus strobus	Eastern White Pine	10' Ht.	Evergreen	
J1	2	Picea abies	Norway Spruce	6' Ht.	Evergreen	
J2	1	Picea abies	Norway Spruce	8' Ht.	Evergreen	
K1	2	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	1.5"	Deciduous, Understory	
K2	1	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	2"	Deciduous, Understory	
L1	2	Cercis canadensis	Eastern Redbud	1.5"	Deciduous, Understory	
L3	1	Cercis canadensis	Eastern Redbud	2.5"	Deciduous, Understory	
BUFFERYARD SHRUBS (EAST PL)						
k	20	Viburnum x burkwoodii	Burkwood Viburnum	24"	Deciduous	
m	20	Ilex x meserveae 'Mesdob/Mesog'	China Boy/Girl Holly	24"	Evergreen (1:9 ratio M/F)	
n	20	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24"	Evergreen	

PLANTING SCHEDULE

QUANTITY		BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
BIORETENTION PLANTINGS					
TREES					
N	15	Carpinus caroliniana 'JFS-KW6'	Native Flame Hornbeam	2"	Deciduous, Understory
P	14	Chionanthus virginicus	Fringe Tree	2"	Deciduous, Understory
SHRUBS					
e	263	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	3 gal	Deciduous, shrub
f	365	Cornus sericiea 'Isanti'	Isanti Red Twig Dogwood	3 gal	Deciduous, shrub
g	321	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	3 gal	Deciduous, shrub
h	44	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	3 gal	Deciduous, shrub
j	447	Itea virginana 'Henry's Garnet'	Henry's Garnet Sweetspire	3 gal	Deciduous, shrub
PERENNIALS AND GRASSES					
aa	3753	Carex vulpinoidea	Fox Sedge	plug	space 18" o.c.
bb	2320	Echinacea purpurea	Purple Coneflower	plug	space 18" o.c.
cc	4975	Iris fulva	Copper Iris	plug	space 18" o.c.
dd	2172	Liatris spicata 'Kobold'	Kobold Blazing Star	plug	space 18" o.c.
ee	2558	Lobelia cardinalis	Cardinal Flower	plug	space 18" o.c.
ff	2243	Monarda fistulosa	Bee Balm	plug	space 18" o.c.
gg	874	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	1 gal	space as shown
hh	2867	Rudbeckia fulgida	Black-eyed Susan	plug	space 18" o.c.

LANDSCAPE CALCULATIONS:

A) Street Trees

1. Street trees shall be installed a minimum of every 40 LF of proposed lot frontage.
17,241 LF ÷ 40 = 431 minimum street trees required

2. A maximum of forty percent (40%) of one (1) species may be utilized to meet planting requirements.

3. Street trees shall not be planted closer than three (3) feet to any curb.

B) Bufferyards

1. Type "B" supplied along east property line as labeled on the plan
(2 canopy trees, 2 evergreen trees, 2 understory trees, and 20 shrubs required per 150 LF)
450 LF ÷ 150 LF bufferyard unit measurement = 3.0
3 x 2 tree units = 6 = 6 canopy trees, 6 evergreen trees, and 6 understory trees
3 x 20 shrub units =60 = 60 shrubs

2. Required plant materials for bufferyards shall be planted in the following sizes and percentages:

Canopy Trees	Evergreen Trees	Understory Trees	Shrubs
10% 4" Caliper	10% 10' High	10% 2.5" Caliper	100% 2' High
20% 3" Caliper	20% 8' High	20% 2" Caliper	
70% 2" Caliper	70% 6' High	70% 1.5" Caliper	

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: LWH
Checked: JAS

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Professional Association
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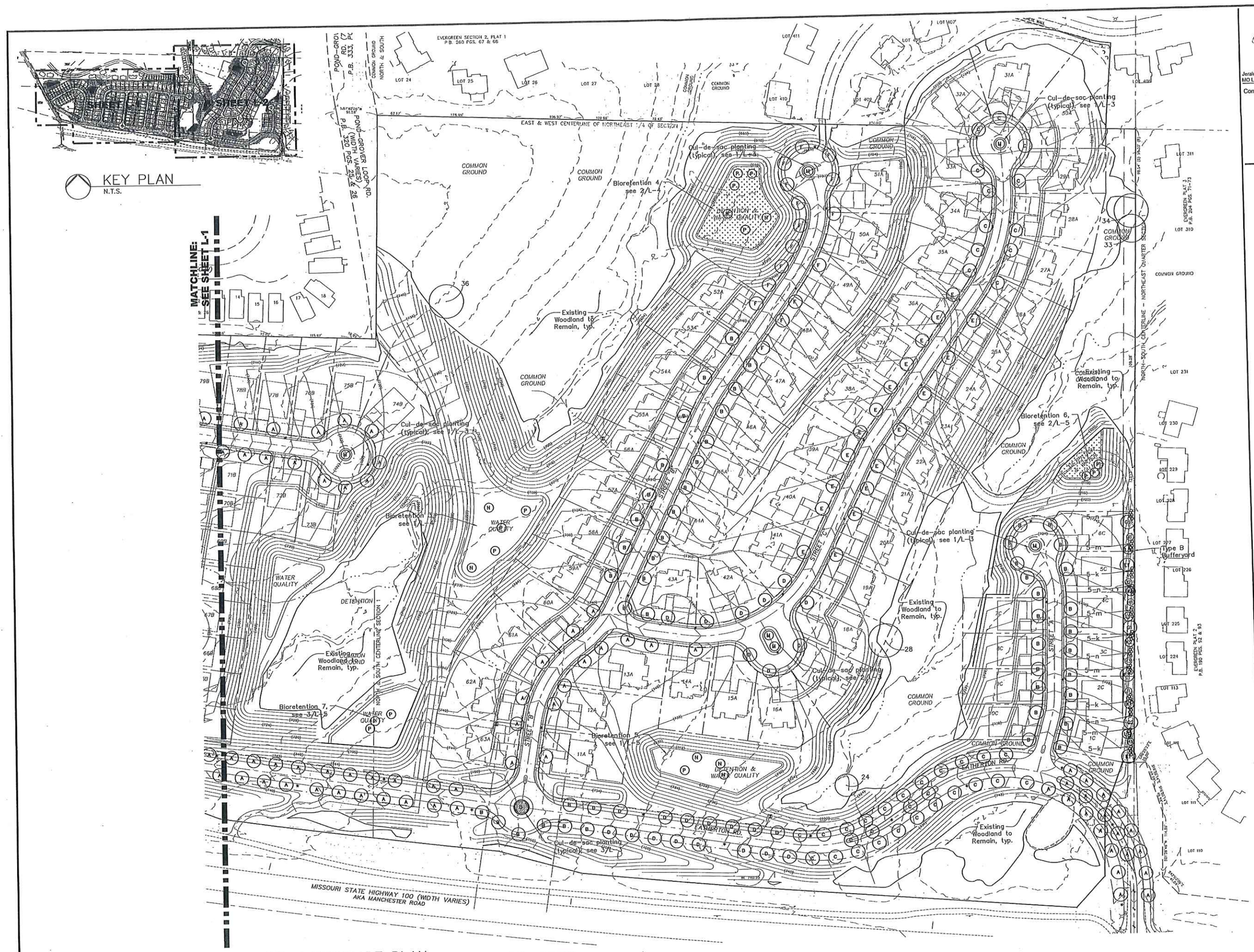
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 9/16/16
Job #: 643.006



LANDSCAPE PLAN

Jerald Saunders Landscape Architect
MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

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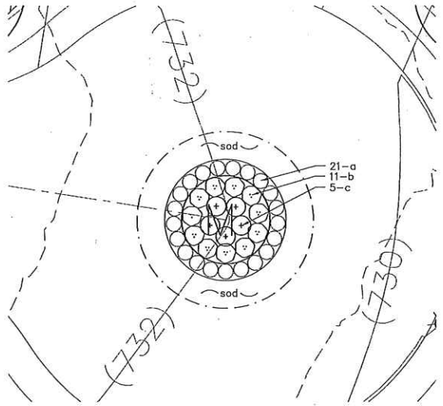
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC-#000016

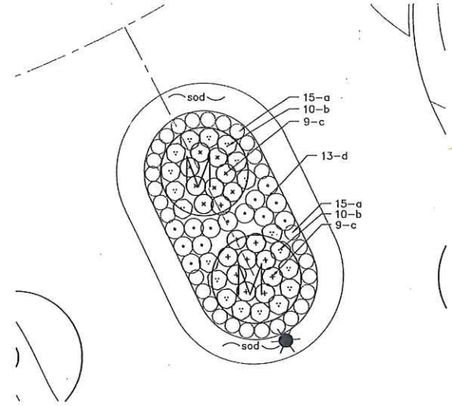
Sheet Title: Landscape Plan

Sheet No: L-2

Date: 9/16/16



1 L-3 CUL-DE-SAC LANDSCAPE PLAN
SCALE 1"=10'



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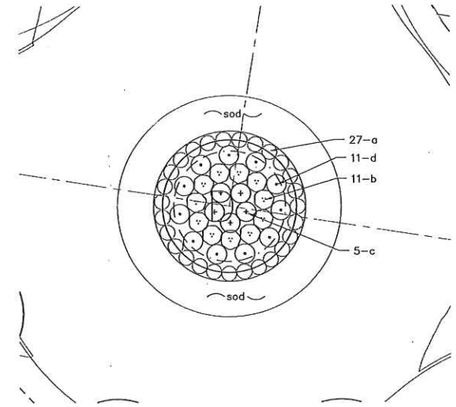
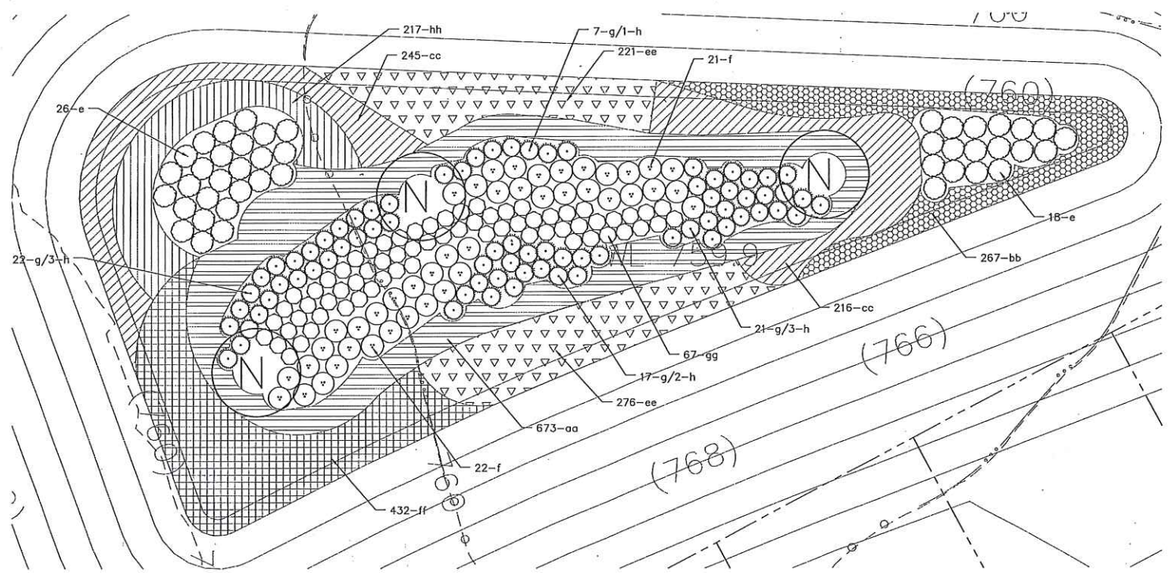
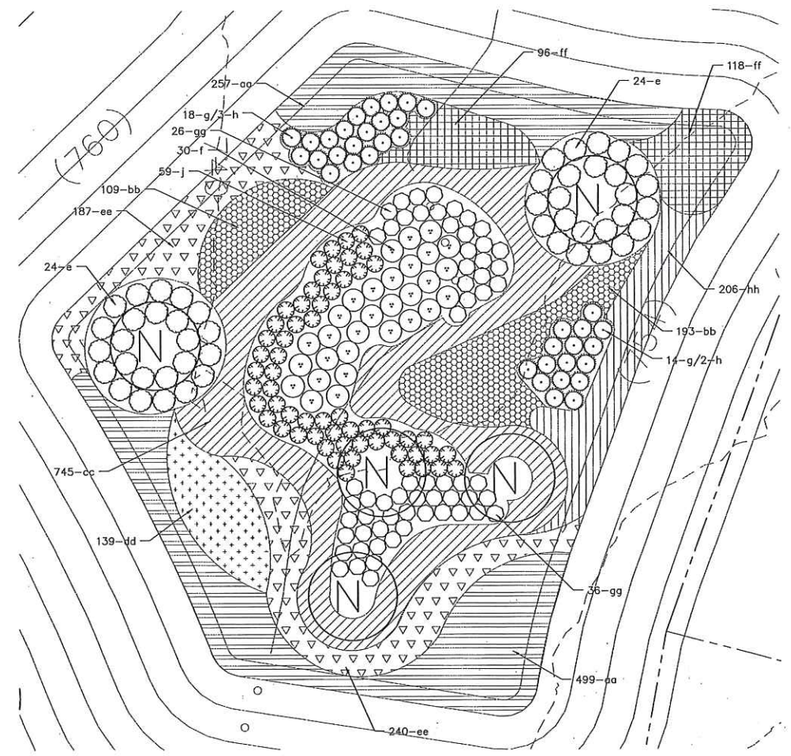


3 L-3 ROUNDABOUT LANDSCAPE PLAN
SCALE 1"=60'



5 L-3 BIORETENTION 1 LANDSCAPE PLAN
SCALE 1"=10'

0 10 20 40



6 L-3 BIORETENTION 2 LANDSCAPE PLAN
SCALE 1"=10'

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Consultants:

The Villages at Bright Leaf

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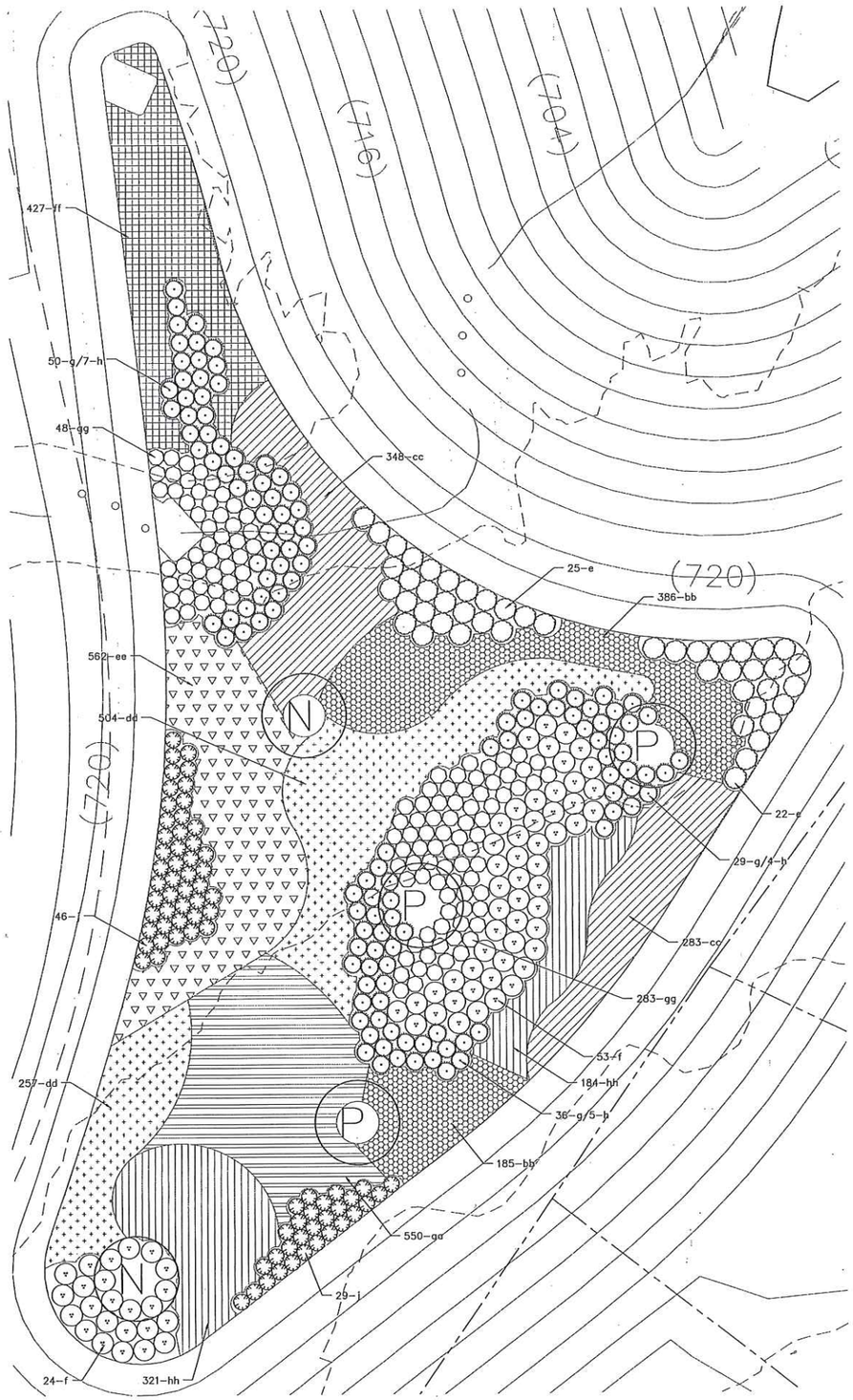
Sheet Title: Landscape Plan

Sheet No: L-3

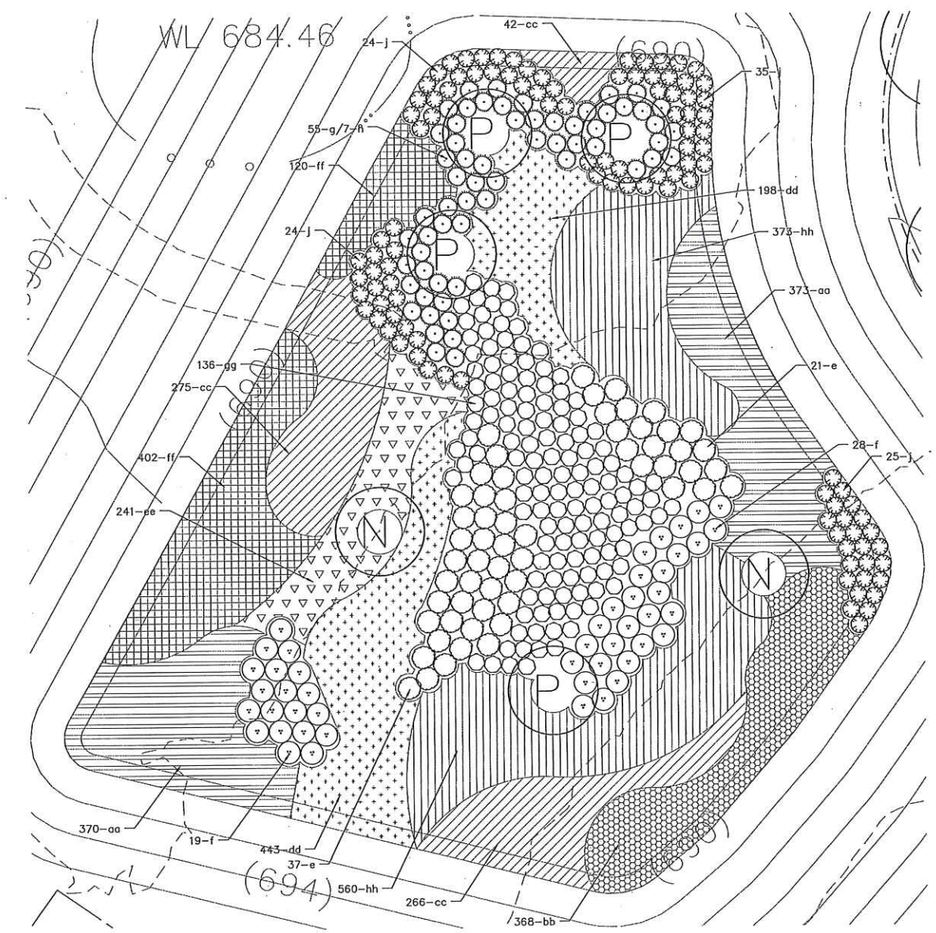
Date: 9/16/16
Job #: 643.006



1 L-4 BIORETENTION 3 LANDSCAPE PLAN

SCALE 1"=10'

0 10 20 40



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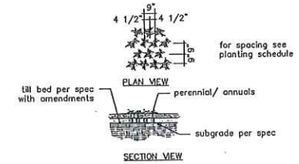
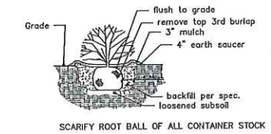
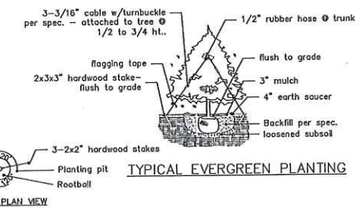


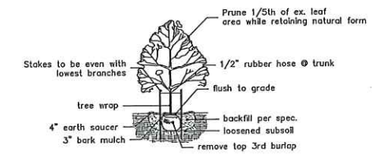
TYPICAL PERENNIAL PLANTING



TYPICAL SHRUB PLANTING



TYPICAL EVERGREEN PLANTING



CANOPY TREE PLANTING

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Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

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Checked: JAS

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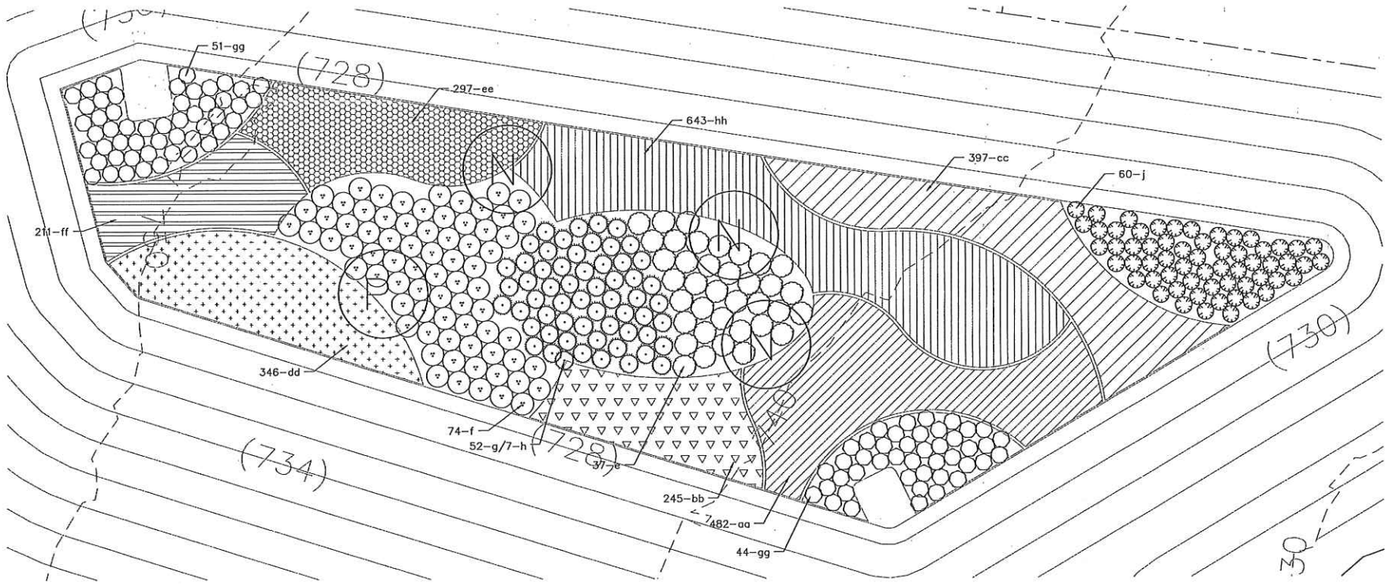
Missouri State Certificate of Authority #: LAC-#2003019

Sheet Title: Bioretention Landscape Plan

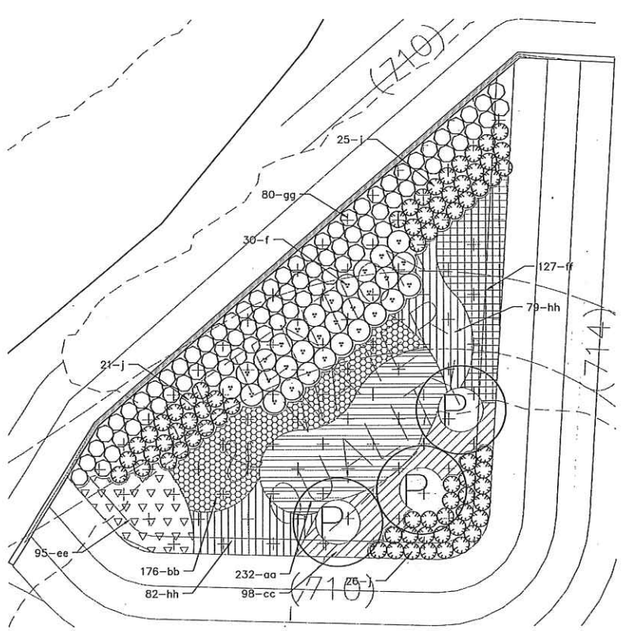
Sheet No: L-4

Date: 9/16/16



1 L-5 BIORETENTION 5 LANDSCAPE PLAN
SCALE 1"=10'

0 10 20 40



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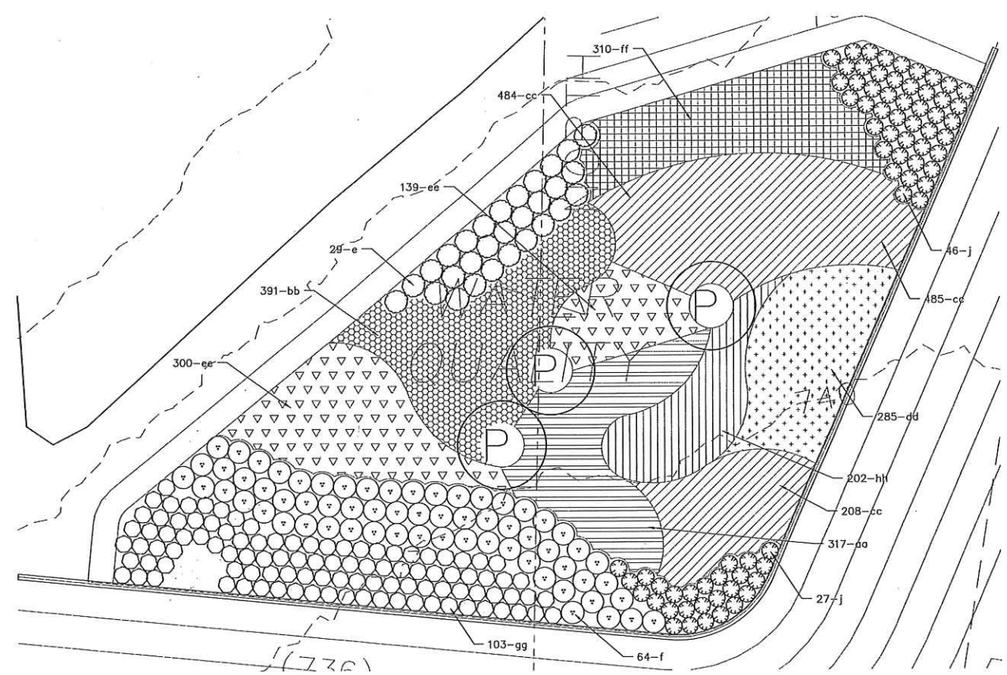
SCALE 1"=10'



3 L-5 BIORETENTION 7 LANDSCAPE PLAN
SCALE 1"=10'

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MO License # LA-007

Consultants:

The Villages at Bright Leaf

Wildwood, Missouri

Revisions:

Date	Description	No.

Drawn: LWH
Checked: JAS

loomisAssociates

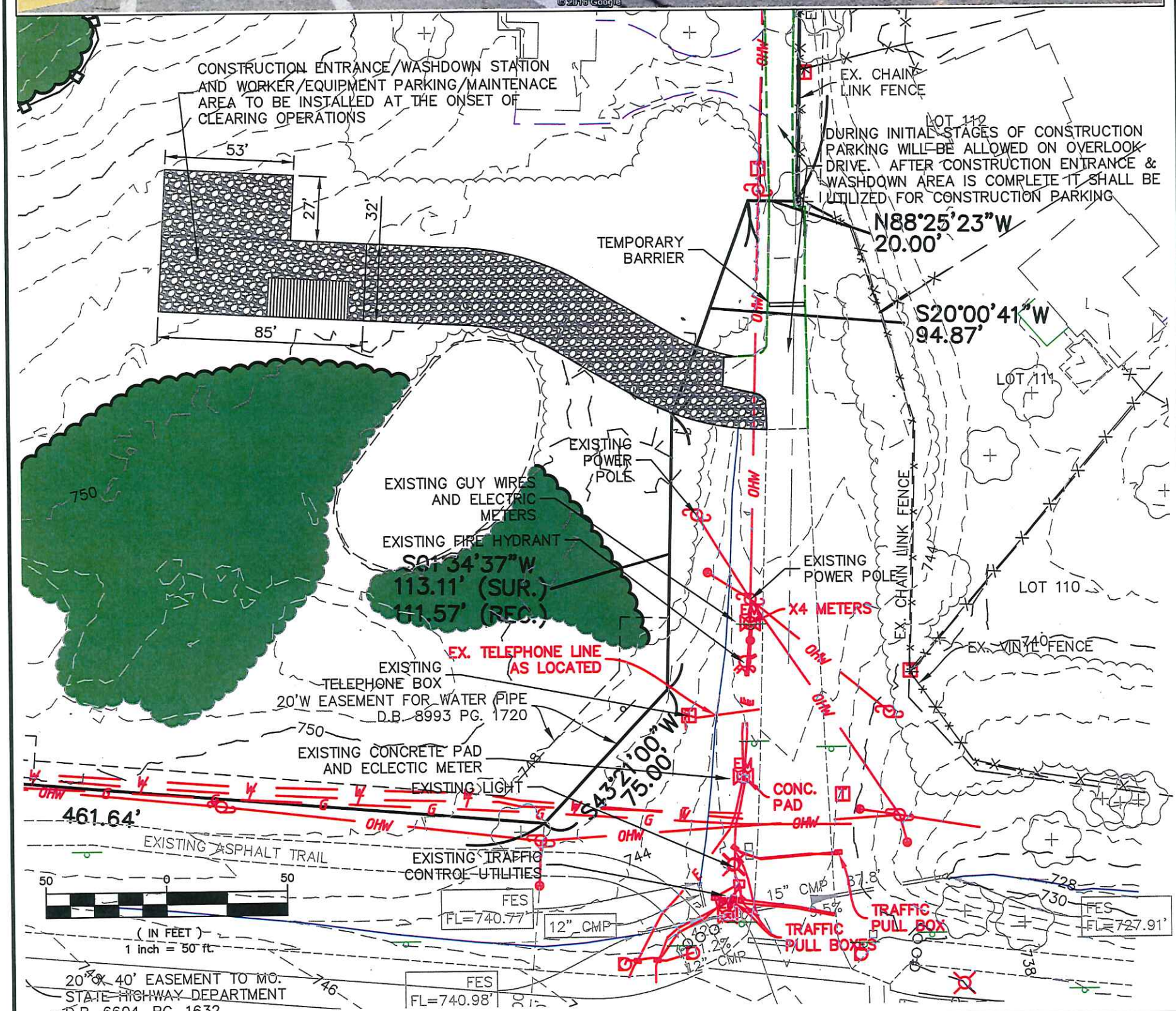
landscapeArchitectsplanners
709 Spirit 40 Park Drive, Suite 105
Chesterfield, Missouri 63005-1194
(636) 519-8568 Fax (636) 519-0497
e-mail: lwh@loomisassociates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Bioretention Landscape Plan

Sheet No: L-5

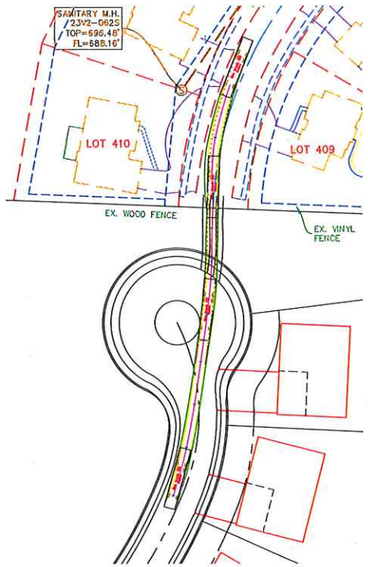
Date: 9/16/16
Job #: 643.006

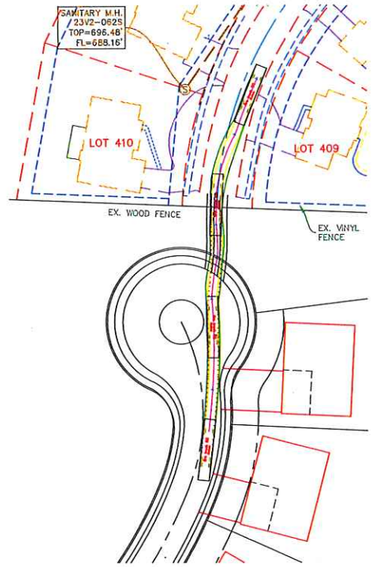


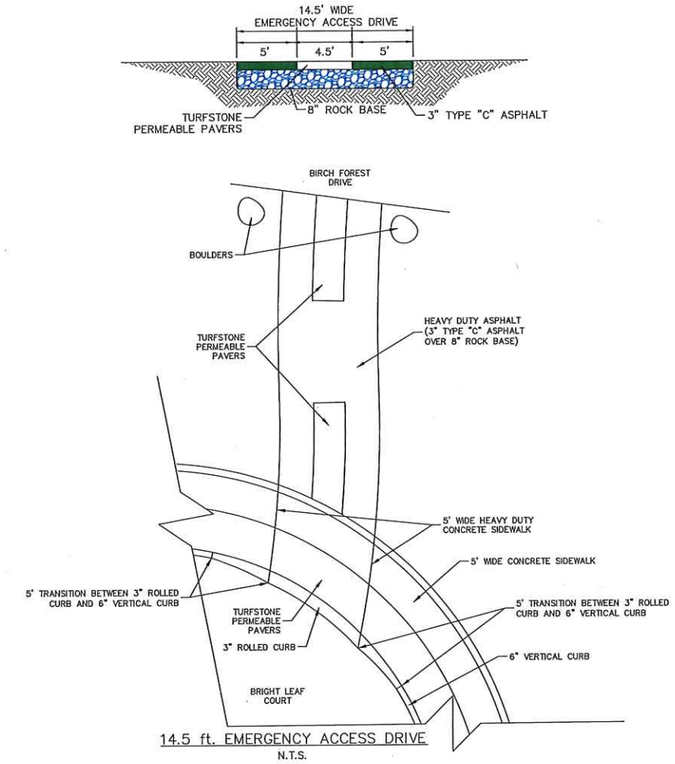
CONSTRUCTION ENTRANCE EXHIBIT

THE VILLAGES AT BRIGHT LEAF

A TRACT OF LAND LOCATED IN SECTIONS 1 & 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI







14.5 ft. EMERGENCY ACCESS DRIVE
N.T.S.

CITY OF WILDWOOD
JAN 11 2017
DEPT OF PLANNING & PARKS

EMERGANCY ACCESS FIRE TRUCK

MSD Base Map 23-V3 & 23V4
MSD P # 31037-00
Highway & Traffic #

ISSUE	REMARKS/DATE
1	11/11/2016 INITIAL SUBMITTAL

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The Villages at Bright Leaf
Wildwood, Missouri

PROPOSED EMERGANCY ACCESS
AUTOTURN MOVEMENT EXHIBIT

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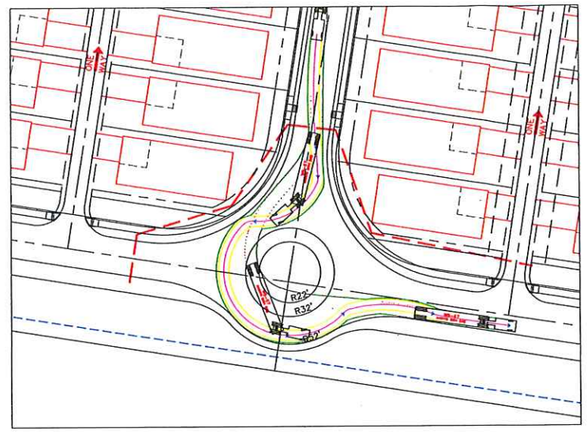
Date: 11/11/2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number	14-04-138
Date	Nov. 11, 2016
Designed: JML	Sheet
Drawn: LM	1.1
Checked: JML	IMP

Drawing name: V:\1404138 Jones Property\Drawings\Engineering\Improvements\138MP-roundabout redesign 1-5-17 TAPER.dwg Plotted on: Jan 09, 2017 - 11:22am Plotted by: lmilner

EATHERTON ROUND-A-BOUT (TYP)
WB-67



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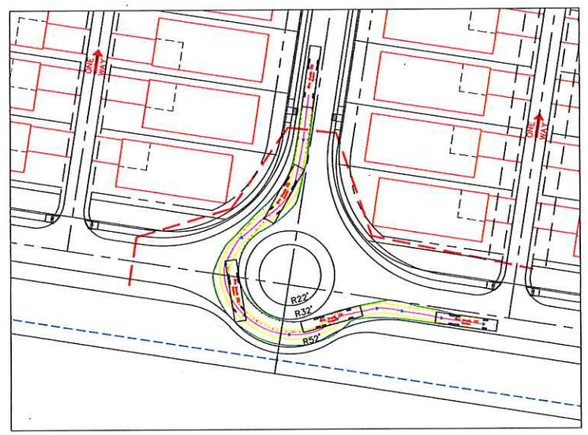
EATHERTON ROUND-A-BOUT (TYP)
FIRE TRUCK



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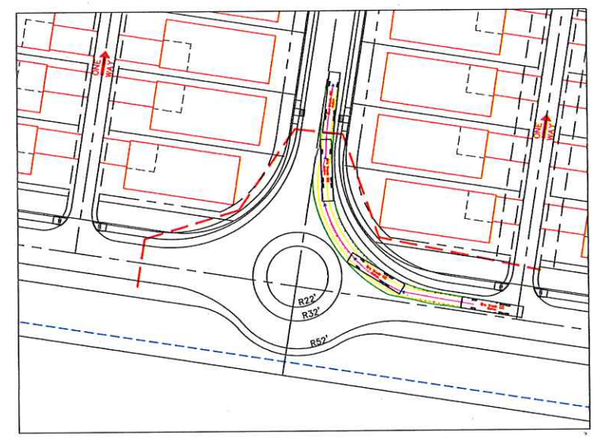

EATHERTON ROUND-A-BOUT (TYP)
FIRE TRUCK

CITY OF WILDWOOD
JAN 11 2017
DEPT OF PLANNING & PARKS

104' DIA. ROUND-A-BOUT OPTION

MSD Base Map 23-V3 & 23V4
MSD P # 31037-00
Highway & Traffic #

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The Villages at Bright Leaf
Wildwood, Missouri

PROPOSED ROUND-A-BOUT
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Designed: JML	Sheet 1.1
Drawn: LM	
Checked: JML	IMP

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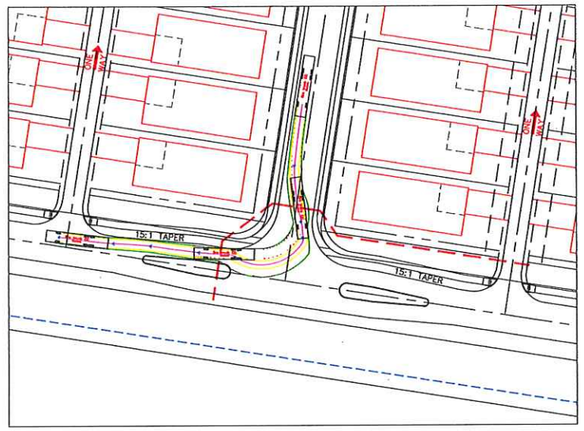

EATHERTON 15:1 TAPER (TYP)
FIRE TRUCK

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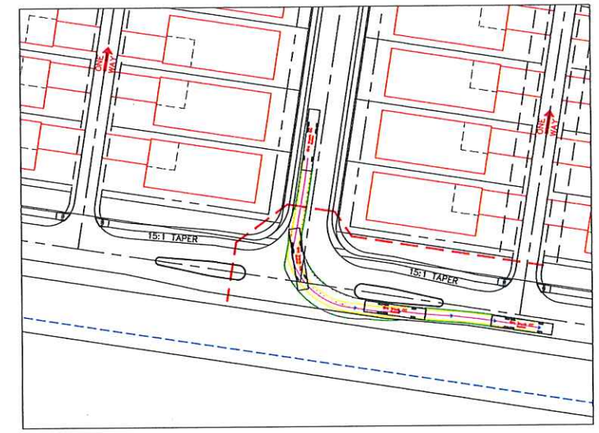
FIRE TRUCK



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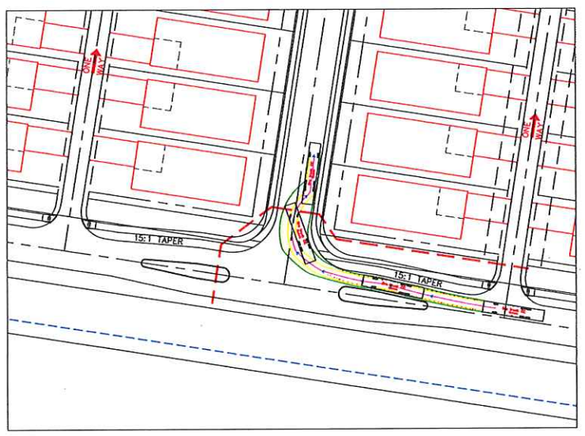

EATHERTON 15:1 TAPER (TYP)
FIRE TRUCK

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FIRE TRUCK

CITY OF WILDWOOD
JAN 11 2017
DEPT OF PLANNING & PARKS

15:1 TAPER OPTION FIRE TRUCK

MSD Base Map 23-V3 & 23V4
MSD P # 31037-00
Highway & Traffic #

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The Villages at Bright Leaf
Wildwood, Missouri

PROPOSED 15:1 TAPER
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Drawn: LM	
Checked: JML	IMP

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WB-67

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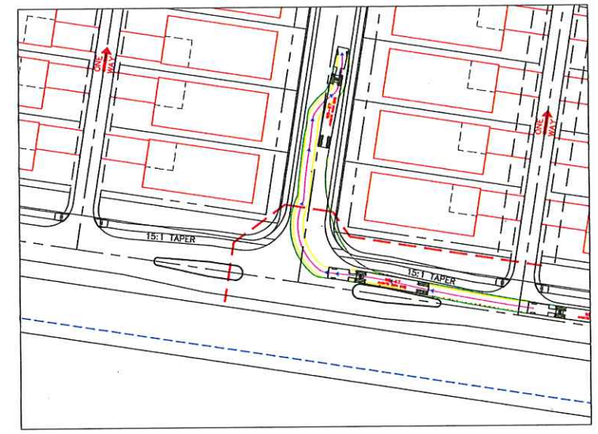
WB-67



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CITY OF WILDWOOD
JAN 11 2017
DEPT OF PLANNING & PARKS

15:1 TAPER OPTION WB-67

MSD Base Map 23-V3 & 23V4
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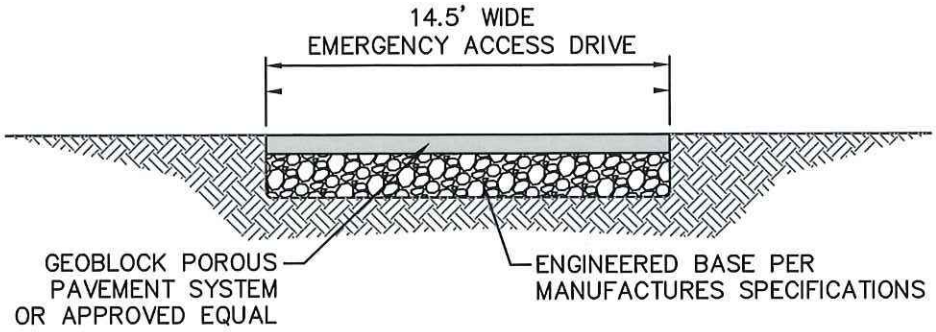
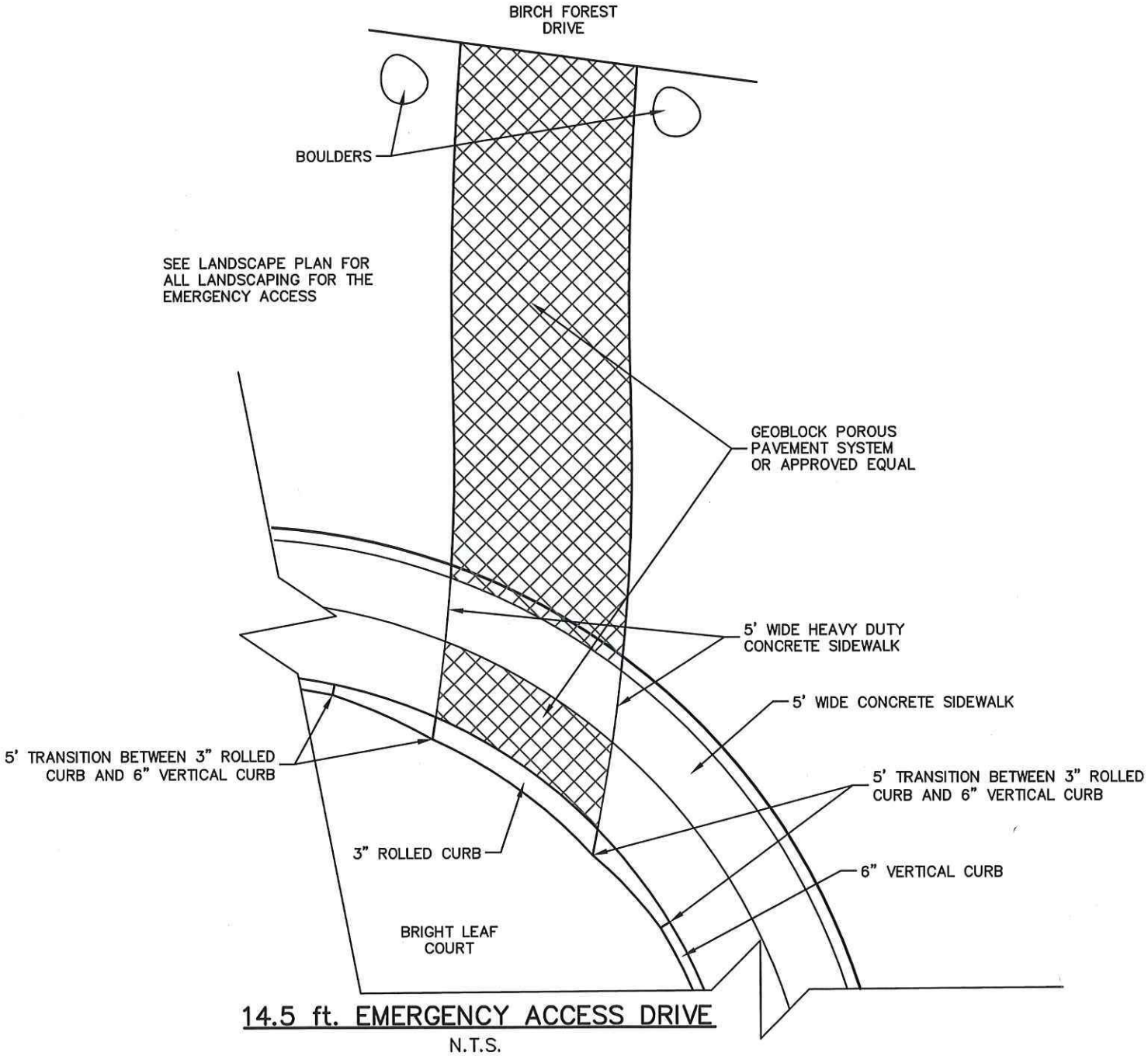




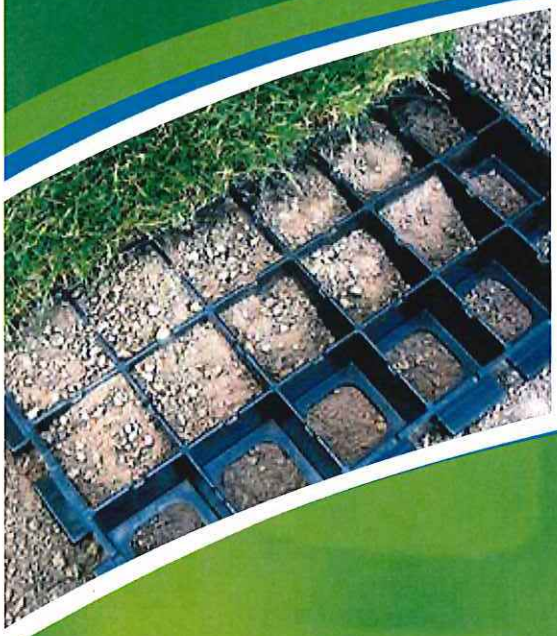
14.5 ft. EMERGENCY ACCESS DRIVE

N.T.S.

Presto®

GEOSYSTEMS®

GLOBAL LEADER • GLOBAL PARTNER



creating

sustainable

environments®

GEOBLOCK®

porous pavement system

PRODUCT CATALOG

our commitment:

providing the highest quality products/solutions

the natural way to manage stormwater

GEOBLOCK®

MADE IN THE USA

low-impact way to help manage stormwater

Environmental regulations that control and limit stormwater runoff, reduce impervious surface, and increase green space have resulted in the growth of permeable pavements for traffic areas. Presto's GEOBLOCK® system offers numerous environmental advantages over hard surface pavements that result in cost savings and aesthetic benefits to property owners. Designed to handle the most demanding load support and turf protection requirements, the system supports a wide variety of loadings while allowing natural groundwater replenishment and reducing the need for detention or retention ponds. From pedestrian trails and walkways to emergency access lanes, to overflow parking, the GEOBLOCK® system provides high environmental benefit with low environmental impact.

environmental and economical benefits

HIGH PERMEABILITY

- Increases groundwater recharge and decreases surface runoff associated with stormwater discharge from paved areas.
- Minimizes use of valuable land space and costs associated with requirements for on-site stormwater ponds.

IMPROVES STORMWATER QUALITY

- Increases natural water infiltration and reduces non-point source pollution.

RECYCLED CONTENT

- Manufactured from up to 97% recycled polyethylene.

PROVIDES A COOLER SURFACE

- Reduces the heat island effect related to traditional hard pavements.

IMPROVES AESTHETICS

- Protects a sustainable vegetated surface or other attractive infill material.

EARN U.S. GREEN BUILDING LEED® CREDITS

The GEOBLOCK® system offers architects and designers achievable LEED® credits in the following categories:

- Reduced Site Disturbance
- Stormwater Management
- Reduced Heat Island Effect
- Recycled Content

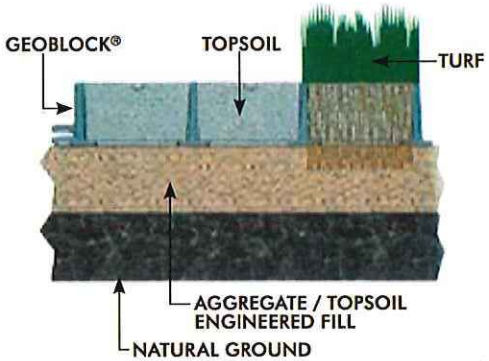
GEOBLOCK® *system components*

The GEOBLOCK® Porous Pavement System is comprised of the following components:

- GEOBLOCK® units
- Selected infill (topsoil/vegetation)
- Engineered base materials (if required)

The GEOBLOCK® system's unit strength and load distribution qualities allow a significant reduction in base requirements when compared to other porous pavement systems. Depending upon the subbase and loading, GEOBLOCK® units may be placed directly on the subgrade without additional base materials. For heavier loads or soft subbases, both the GEOBLOCK® units and engineered base work together to support the loading. The GEOBLOCK® system protects the topsoil from compaction and vegetative root zone from damaged by encapsulating them within the system's structure.

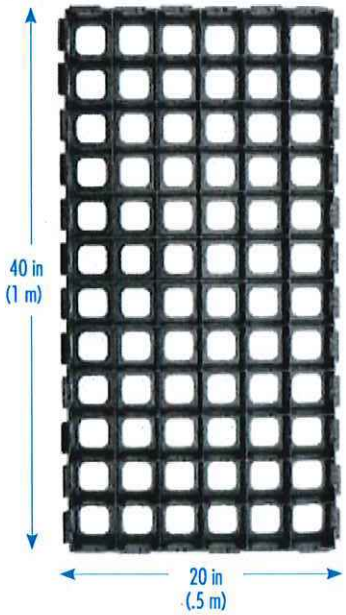
GEOBLOCK® SYSTEM CROSS SECTION:



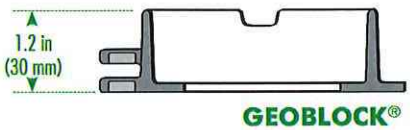
material specification

ITEM	GEOBLOCK®	GEOBLOCK®5150
Material	Up to 97% Recycled Polyethylene	
Color	Dark shades of gray to black	
Chemical Resistance	Superior	
Carbon Black for Ultraviolet Light Stabilization	1.5% - 2.0%	
Dimensions (width x length) (nominal)	20 in x 40 in (.5 m x 1 m)	
Nominal Unit Depth	1.2 in (30 mm)	2 in (50 mm)
Coverage Area	5.3 ft^2 (.5 m^2)	
Cells per Unit	128	72
Cell Size	2.25 in x 2.25 in (57 mm x 57 mm)	3.1 in x 3.2 in (79 mm x 81 mm)
Top Open Area per Unit	88%	87%
Bottom Open Area per Unit	56%	41%
Interlocking Offset Shear Transfer Tabs	12 tabs per 40 inches (meter)	
Nominal Weight per Unit	4.7 lb (2.1 kg)	8.7 lb (4 kg)
Runoff Coefficient at 2.5 in/hr (63.5 mm) Rainfall	.15	
Units per Pallet	92	50

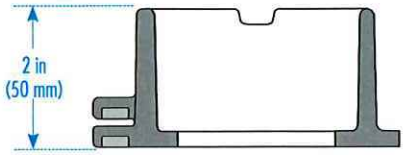
FULL SIZE GEOBLOCK® UNIT:



GEOBLOCK® CELL AND INTERLOCKING OFFSET TAB:



GEOBLOCK®



GEOBLOCK®5150

usage guideline

LOAD DESCRIPTION					DEPTH OF ENGINEERED BASE			
Description	Maximum Tire Pressure	Single Axle Loading	Tandem Axle Loading	Gross Vehicle Loading	GEOBLOCK® 1.2 in depth (30 mm)		GEOBLOCK®5150 2 in depth (50 mm)	
					CBR 2-4	CBR >4	CBR 2-4	CBR >4
Heavy Fire Truck Access & H-20 Loading (infrequent passes)	Typical 110 psi (758 kPa)	32 kip (145 kN)	48 kip (220 kN)	80,000 lb (36.3 tonne)	14 in (350 mm)	10 in (250 mm)	6 in (150 mm)	4 in (100 mm)
Light Fire Truck Access & H-15 loading (infrequent passes)	Typical 85 psi (586 kPa)	24 kip (110 kN)		60,000 lb (27.2 tonne)	10 in (250 mm)	6-10 in (150-250 mm)	4 in (100 mm)	2 in (50 mm)
Utility & Delivery Truck Access & H-10 loading (occasional passes)	Typical 60 psi (414 kPa)	16 kip (75 kN)		40,000 lb (18.1 tonne)	6-10 in (150-250 mm)	4-8 in (100-200 mm)	2 in (50 mm)	2 in (50 mm)
Car & Pick-up Truck Access (occasional passes)	Typical 45 psi (310 kPa)	4 kip (18 kN)		8,000 lb (3.6 tonne)	4-8 in (100–200 mm)	2-4 in (50–100 mm)	None	None
Trail Use(1) (loading for pedestrian, wheelchair, bicycle, motorcycle and ATV traffic)	Low	Low		Low	2-4 in (50-100 mm)	0-2 in (0-50 mm)	None	None

(1) If trail is non-vegetated, refer to the GEOBLOCK® design and construction document for more details.

NOTE: CBR refers to California Bearing Ratio. As the CBR increases, the depth of the engineered base recommendation decreases.

RECOMMENDED TOPSOIL:
Suitable topsoil should be a good quality, drainable soil and not be compacted within the GEOBLOCK® unit. The topsoil should be pulverized prior to filling the GEOBLOCK® cells and contain sufficient organic content to support vegetative growth. Topsoil such as sandy loam is recommended. Clay and clay loam material are not recommended.

RECOMMENDED ENGINEERED BASE:
A recommended 'engineered base' is a homogenous mixture consisting of 1) a clear-stone/crushed rock having an AASHTO # 5 or similar designation blended with 2) pulverized topsoil and 3) a void component generally containing air and/or water. This homogenous mixture will promote vegetative growth and provide required structural support.

The aggregate portion shall have a particle range from 0.375 to 1.0 in (9.5 to 25 mm) with a D_{50} of 0.5 in (13 mm). The percentage void-space of the aggregate portion when compacted shall be at least 30%. The pulverized topsoil portion shall equal 25% +/- of the total volume and be added and blended to produce a homogenous mixture prior to placement. Once placed, the mixture shall be compacted to 95% Standard Proctor Density.

GEOBLOCK® *features/advantages*

- Quality product manufactured to ISO 9001:2008 standards.
- Available in two styles – GEOBLOCK® and GEOBLOCK®5150 – to meet loading frequency and budget requirements.
- Large rigid surface area and strong interlocking connections maximizes load transfer and distribution of wheel loads to 80,000 lbs. and higher.
- Requires far less depth of base than rolled pavement systems, reducing overall installation costs.
- Effectively handles vehicle turning stresses and torsional loads.
- Deeper cells protect topsoil and vegetative root zone from damage caused by repeated loadings.
- Manufactured from up to 97% recycled plastic; offers credits with USGBC LEED® program.

typical applications

Access Roads: Maintenance, Utility, Fire and Emergency Vehicles

Parking Areas: Parks, Churches, Commercial Buildings, Sports Facilities, Residential

Trails: Pedestrian Greenways, Barrier-Free Access, Bicycles, Motorcycles and ATVs

Golf Courses: Edging, Pathways and Tee Areas

Residential: Driveways, Parking Areas, Campers and Boats

General: Event areas, Pedestrian Malls and Educational Campuses

In order to measure performance and evaluate the GEOBLOCK® system's capabilities, fire departments have performed rigorous tests on worst-case scenarios with exceptional results. Typical application areas include apartments, office and sports complexes, commercial/industrial buildings, shopping centers, and educational institutes.

easy installation

The GEOBLOCK® system is designed for easy installation, requiring less site preparation, less subgrade improvement, less excavation and less structural base than other porous pavement systems.

The GEOBLOCK® units are easily installed around obstructions and contours, and can be cut with ordinary hand or power tools. Irrigation systems can be easily integrated in the system. The units' large, easy-to-handle size minimizes the quantity of blocks required on a given job, reducing labor and installation costs.

The GEOBLOCK® system is an ideal paving solution in traffic areas where sustainable vegetation or permeable infill is desired.

To find out which GEOBLOCK® system is most suitable for your application, contact Presto GEOSYSTEMS® or their authorized distributor or representative.

PRESTO GEOSYSTEMS'® COMMITMENT — *To provide the highest quality products and solutions.*

Presto GEOSYSTEMS® is committed to helping you apply the best solution to your porous pavement requirements. Rely on the leaders in the industry when you need a solution that is right for your application. Contact Presto GEOSYSTEMS® or their network of knowledgeable distributors/representatives for assistance with your permeable pavement needs.

PRESTO GEOSYSTEMS®
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Appleton, Wisconsin 54912-2399, USA

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TF: 800-548-3424

F: 920-738-1222

E: info@prestogeo.com

www.prestogeo.com

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AP-4944 R

ATTACHMENT B
Site-Specific Ordinance

AMENDED BILL NO. #2145

ORDINANCE NO. #2145

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES THE CHANGE IN THE ZONING OF NINE (9) PROPERTIES THAT TOTAL 78.7 ACRES OF AREA FROM THE NU NON-URBAN RESIDENCE DISTRICT, THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT, THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, AND THE R-6 AND R-6A 4,500 SQUARE FOOT RESIDENCE DISTRICT, WITH A PLANNED ENVIRONMENT UNIT (PEU) AND A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), TO THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT (TOWN CENTER "NEIGHBORHOOD GENERAL DISTRICT" AND "NEIGHBORHOOD EDGE DISTRICT"), WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), WHICH ARE ALL LOCATED ON THE NORTHWEST CORNER OF TAYLOR ROAD AND STATE ROUTE 100, WHICH WILL ALLOW THIS SITE'S USE FOR ONE HUNDRED NINETY-FOUR (194), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH PUBLIC SPACE AND COMMON GROUND. (Ward Five)

WHEREAS, the Town Center Plan allows development proposals that are uniquely limited to this area, given their allowable densities, intensities, designs, and other characteristics that are consistent with the tenets of 'New Urbanism;' and

WHEREAS, over the years, many projects have been approved and developed in Town Center for commercial purposes, but only a limited number of residential developments have been completed, with many of the larger parcels of ground located within its boundaries not having that same level of interest; and

WHEREAS, this proposed site is the largest undeveloped property in the Town Center Area and designated for a mix of residential uses, including single family detached types on individual lots, which represents the current proposal that has been submitted and considered by the Planning and Zoning Commission and the City Council; and

WHEREAS, the proposal includes the development of a minimum of five (5) villages, with a varying number of lots and dwellings, which will total the one hundred ninety-four (194) authorized homesites and will be designed and developed consistent with many of the tenets of the Neighborhood Design Standards and Architectural Guidelines of the Town Center Plan; and

WHEREAS, the Planning and Zoning Commission was presented this proposal at a July 2015 public hearing, where many issues and other considerations were identified via the petitioners' presentation, its members' questions, and comments from nearby residents; and

WHEREAS, after this public hearing, the Planning and Zoning Commission considered those identified issues, considerations, questions, and comments, specifically relating to this proposal and particularly the construction of the Pond-Grover Loop Road, the extension of the Birch Forest Drive (a stub street), and the front-facing garages and suggested further review was warranted; and

WHEREAS, a Work Session was held by the Planning and Zoning Commission to further discuss these matters and seek resolutions to them, within the confines of the standards and requirements of the Town Center Plan; and

WHEREAS, after this Work Session, refinements were made to the design concept for this large Town Center Area site, which included revised designs of the some of the residential units relative to the proximity of the garage doors to the fronting streets, increases in public space areas, inclusion of sound mitigation efforts along State Route 100, alterations to the street network to improve safety, function, and calm traffic, and a modification to the design of a cul-de-sac and other lots to increase the bufferyard distance between them and abutting residential lots located in surrounding subdivisions; and

WHEREAS, with this direction from the Planning and Zoning Commission, the petitioner did revise the plan, but concerns lingered regarding the Pond-Grover Loop Road, Birch Forest Drive, and the front-facing garages, which led to another design that did not include the inclusion of any street extensions, i.e. Pond-Grover Loop Road and Birch Forest Drive; and

WHEREAS, this revised plan was reviewed by the Planning and Zoning Commission and it could not reach a majority vote on this project and the associated rezoning of the property and application of the special procedures permit (Planned Residential Development Overlay District); and

WHEREAS, the Planning and Zoning Commission deadlock, with a vote of 5 to 5, which meant the proposal failed for a lack of majority; and

WHEREAS, the Letter of Recommendation from the Planning and Zoning Commission was forwarded to City Council on December 14, 2015, where it conducted another public hearing on this matter, and heard from those individuals in attendance regarding this proposal; and

WHEREAS, at the conclusion of the public hearing, the City Council noted its concerns with the roadway issues and sought an appropriate solution, if possible, which was offered as the following: not connect Birch Forest Drive for all vehicular traffic, but rather design it to accommodate emergency access only, along with pedestrian and bicycle facilities, while requiring the dedication of the necessary and prescribed amount of right-of-way for the Pond-Grover Loop Road, along with requiring the developers to provide an escrow in the amount sufficient to accommodate its construction in the future, but not at this time, thereby allowing further consideration of it by the community; and

WHEREAS, with this direction for design changes to the roadway plan and other conditions, the City Council authorized the preparation of legislation in this regard for presentation on January 11, 2016, along with noting the project, notwithstanding the roadway components described above, was a positive for the Town Center Area and would address a difficult property that had been the subject of many discussions, since the update of the Town Center Plan during the years of 2008 to 2012; and

WHEREAS, the City Council, through its established authority under Chapter 89 of Missouri Revised Statutes and the Wildwood Charter, believes this action is consistent with good planning practice and will protect the public's health, safety, and general welfare by improving the conditions at this site with its redevelopment under a new owner.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby, are hereby amended to reflect the change in zoning from the NU Non-Urban Residence District, the R-3 10,000 square foot Residence District, the R-4 7,500 square foot Residence District, and the R-6 and R-6A 4,500 square Residence District, with a Planned Environment Unit (PEU) and a Planned Residential Development Overlay District (PRD), to the R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), as set forth in this ordinance, for the following described land:

A TRACT OF LAND BEING PART OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH AND SOUTH CENTERLINE OF SECTION 1 AND BEING THE SOUTHWEST CORNER OF EVERGREEN SECTION 2, PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 260, PAGES 67 AND 68 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID CENTERLINE AND ALONG THE SOUTH LINE OF SAID EVERGREEN SECTION 2, SOUTH 87°39'31" EAST, 935.26 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 409 OF EVERGREEN PLAT 4, A SUBDIVISION AS RECORDED IN PLAT BOOK 226, PAGES 95-97 OF SAID COUNTY RECORDS; THENCE LEAVING SAID SOUTH LINE AND ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 59°04'05", AN ARC LENGTH OF 128.87 FEET, THE CHORD OF WHICH BEARS NORTH 31°51'57" EAST, 123.24 FEET TO A POINT; THENCE NORTH 61°24'00" EAST, 79.93 FEET TO A POINT; THENCE ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 46°05'00", AN ARC LENGTH OF 160.86 FEET, THE CHORD OF WHICH BEARS NORTH 84°26'30" EAST, 156.56 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY OF BIRCH FOREST DRIVE (50' WIDE); THENCE ALONG THE SOUTHERN EDGE OF SAID RIGHT-OF WAY SOUTH 72°31'00" EAST, 38.21 FEET TO A POINT; THENCE ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 12°38'00", AN ARC

LENGTH OF 44.10 FEET, THE CHORD OF WHICH BEARS SOUTH 78°50'00" EAST, 44.01 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 406 OF SAID EVERGREEN PLAT 4; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID LOT 406, SOUTH 04°51'00" WEST, 153.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 406, SAID POINT BEING IN THE SOUTH LINE OF SAID EVERGREEN PLAT 4; THENCE ALONG SAID SOUTH LINE SOUTH 87°39'31" EAST, 51.98 FEET TO A FOUND AXLE, SAID POINT BEING THE NORTHWEST CORNER OF EVERGREEN PLAT 3, A SUBDIVISION AS RECORDED IN PLAT BOOK 204, PAGES 71-73 OF SAID COUNTY RECORDS, FROM WHICH POINT A STONE BEARS SOUTH 01°34'37" WEST, 98.54 FEET SAID POINT ALSO BEING IN THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER, SOUTH 01°34'37" WEST, 1,128.77 FEET TO A POINT, SAID POINT BEING LOCATED ALONG THE WESTERN LINE OF LOT 112 OF EVERGREEN PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 190, PAGE 89 OF SAID COUNTY RECORDS, SAID POINT BEING LOCATED ON THE CENTERLINE OF TAYLOR ROAD (30 FEET WIDE), THENCE LEAVING SAID CENTERLINE AND PROCEEDING NORTH 88°25'23"W, 20.00 FEET TO A POINT; THENCE SOUTH 20°00'41" WEST, 94.87 FEET; SOUTH 01°34'37" WEST, 113.11 FEET; SOUTH 43°21'00" WEST, 75.00 FEET TO A POINT BEING ON THE NORTH LINE OF MISSOURI STATE HIGHWAY 100 (ALSO KNOWN AS MANCHESTER ROAD); THENCE WITH SAID NORTH LINE NORTH 85°02'20" WEST, 461.64 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,063.74 FEET, A CENTRAL ANGLE OF 01°22'40", AN ARC LENGTH OF 410.35 FEET, THE CHORD OF WHICH BEARS NORTH 84°21'00" WEST, 410.34 FEET TO A POINT; THENCE NORTH 73°52'26" WEST, 150.88 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17,038.74 FEET, A CENTRAL ANGLE OF 01°40'00", AN ARC LENGTH OF 495.64 FEET, THE CHORD OF WHICH BEARS NORTH 82°19'40" WEST, 495.62 FEET TO A POINT; THENCE NORTH 68°37'23" WEST, 137.03 FEET; NORTH 81°02'40" WEST, 865.00 FEET; NORTH 79°53'55" WEST, 500.10 FEET; NORTH 73°28'36" WEST, 230.48 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF EATHERTON ROAD (40' WIDE); THENCE ALONG LAST SAID RIGHT-OF-WAY NORTH 27°33'18" WEST, 688.50 FEET TO A POINT BEING THE SOUTHWEST CORNER OF A 15 FOOT DEDICATION STRIP AS PER EASEMENT PLAT FOR SANDALWOOD CREEK PHASE 1, AS RECORDED IN PLAT BOOK 234, PAGE 33, AND AMENDED IN PLAT BOOK 243, PAGE 3 OF SAID COUNTY RECORDS, FROM WHICH POINT A CONCRETE MONUMENT BEARS SOUTH 87°37'57" EAST, A DISTANCE OF 17.32 FEET; THENCE ALONG THE SOUTH LINE OF SANDALWOOD CREEK CONDOMINIUMS PHASE ONE-A, (PLAT BOOK 234, PAGE 6), SANDALWOOD CREEK CONDOMINIUMS PHASE TWO-A (PLAT BOOK 242, PAGES 84-87), SANDALWOOD CREEK CONDOMINIUMS PHASE SIX-A, (PLAT BOOK 270, PAGES 57-61), AND SANDALWOOD CREEK CONDOMINIUMS PHASE SEVEN-A, (PLAT BOOK 285, PAGES 35-38) OF ST. LOUIS COUNTY RECORDS, SOUTH 87°33'57" EAST, 1,534.38 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID SANDALWOOD CREEK CONDOMINIUMS PHASE SEVEN-A, AND ALSO BEING THE SOUTHWEST CORNER OF HUNTERS RUN, A SUBDIVISION AS RECORDED IN PLAT BOOK 320, PAGES 25-26 OF SAID COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID HUNTERS RUN SOUTH 87°41'40" EAST, 771.44 FEET TO A POINT IN THE AFOREMENTIONED NORTH AND SOUTH CENTERLINE OF SECTION 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID HUNTERS RUN; THENCE ALONG SAID CENTERLINE AND EAST LINE OF SAID HUNTERS RUN NORTH 01°12'37" EAST, 399.14 FEET TO THE NORTHEAST CORNER OF SAID HUNTERS RUN AND THE POINT OF BEGINNING AND CONTAINING 3,436,441 SQUARE FEET MORE OR LESS (78.8898 ACRES MORE OR LESS.)

Section Two. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated December 7, 2015, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of **one hundred ninety-four (194)**[1] ~~eighty-seven (187)~~, detached single family dwellings on individual lots, with common ground and public space, and all permitted accessory structures normally found in conjunction with the primary use of each property. If the Homeowners Association should want to construct an in-ground swimming pool and related cabana, such is allowed within the boundaries of this Planned Residential Development Overlay District (PRD), but must be located in subdivision-owned common ground.

[1] These requests were advertised for 194 units; therefore, a greater number cannot be considered, unless a new public hearing is held.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that meets the following requirements, per its location within the six (6) defined villages:
   i. Village A – Eighty (80) foot minimum lot width and lot size of 12,000 square feet.
   ii. Village B –Sixty-three (63) foot minimum lot width and lot size of 9,000 square feet.
   iii. Village C – Sixty-two (62) foot minimum lot width and lot size of 9,000 square feet. ~~excepting four (4) lots, which shall have direct frontage onto the Pond Grover Loop Road, with on site turnaround capabilities provided on each of them. These four (4) lots shall have a minimum width of seventy (70) feet, a front yard setback distance of thirty five (35) feet, and a depth no less than one hundred sixty (160) feet.~~
   iv. Village D – Sixty (60) foot minimum lot width and lot size of 6,500 square feet.
   v. Village E – Thirty-eight (38) foot minimum lot width and lot size of 4,000 square feet.
   vi. Village F - Rear-Entry Garage Lots – Forty-five (45) foot minimum lot width and lots size of 5,400 square feet.
   vii. Properties located within a cul-de-sac shall be as approved by the Planning and Zoning Commission on the Site Development Plan. These widths shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of **eighteen (18) inches** in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across **at least thirty percent (30%)** of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to **one hundred fifty-seven (157)** ~~fifty-three (153)~~ of the single family detached units within this development from the system of internal streets, but the garage door(s) on each unit must be a minimum of **seven point five (7.5)** feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage, excepting those units in Villages A, C, and E. **Units in two (2) of these villages shall be as reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan (Villages A and C).** ***Garage door(s) associated with any unit located within Village E shall be a minimum of six (6) feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage.*** Individual garage doors shall not be greater than **twenty (20) feet** in width and must be **carriage types,** including windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings. **The developer shall provide a minimum of two (2) options that incorporate these requirements to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, regarding the front of the garages that further reduces their prominence from the abutting street view. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.**

e. **The New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of thirty-seven (37) ~~thirty-three (33)~~ of the allowable one hundred ninety-four (194) ~~eighty-seven (187)~~ lots. These lots do not need to incorporate the garage offset distance noted in Condition 2(d.) of this Ordinance.**

f. The first story, interior clear height for all single family dwellings shall be not less than **nine (9) feet**.

g. Detached single family dwelling units, which face the frontage line, but also places the side of the building along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure **(in its entirety)**. The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, **excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer board**. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

i. The overall area of this Planned Residential Development Overlay District (PRD) shall be no less than 78.7 acres in total.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.

e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

If the Planning and Zoning Commission determines, through its standard review processes, the Site Development Plan cannot be acted upon due to non-compliance to the site-specific ordinance, the Zoning Ordinance, or other land use regulations applicable to this type of subdivision, as interpreted by it, then the rezoning of the subject site and the application of the Planned Residential Development Overlay District shall not remain effective thereafter and the City must initiate the revocation process described in the Zoning Ordinance for this type of circumstance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

    (1) **Twenty (20)** feet from any right-of-way line, except any unit served by a rear entry garage, which shall have a **build-to distance of ten (10) feet** (see Condition 2(a.)).
    (2) **Five (5) feet** for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
    (3) **Fifteen (15) feet from any rear yard property line** and thirty (30) feet for rear yard areas that abut the perimeter of the Planned Residential Development Overlay District.
    (4) **Five (5) feet from any rear yard property line** for any unit served by a rear entry garage.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front elevation of the dwelling a minimum of **twenty-five (25)**

feet. Driveway widths serving these required parking spaces, specifically between the edge of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the greatest extent possible.

Access and Roadway Improvements

c. **State Route 100** - Dedicate the required amount of right-of-way and/or easements along this property's State Route 100 frontage to the Missouri Department of Transportation (MoDOT) for public roadway purposes and, **subject to Subsection 4(d.)**, construct within this area the extension of the Pond-Grover Loop Road, all necessary intersection modifications and upgrades, and other improvements required therein. Improvements to State Route 100 shall conform to the requirements of the Missouri Department of Transportation (MoDOT) and the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of State Route 100 and directed by the Department of Public Works.

d. **Pond-Grover Loop Road** – **Subject to the conditions that follow in this Subsection [4 (d.)], petitioners/developer shall construct the Pond-Grover Loop Extension, as shown on the approved Preliminary Plan; ~~deviations in~~ modifications to the location and design of the extension from what is shown on the plan may be approved by the Directors of the Departments of Planning and Public Works, so long as the purpose of the extension, as contemplated by the Town Center Plan, is ~~fulfilled~~ satisfied; the final location, design and specifications of the ~~plan~~ extension shall be shown on the applicable plat of the subdivision, as approved by City Council.**

   i. **The extension shall be constructed pursuant to applicable City standards;**
   ii. **The cost of constructing the extension shall be determined by petitioners/developer, subject to ~~approval~~ review and acceptance by the Directors of Planning and Public Works, prior to approval of the applicable plat;**
   iii. **Upon acceptance ~~approval~~ of the cost by the Directors of Planning and Public Works, and prior to approval of the applicable plat, the petitioners/developer and the City shall execute an agreement that provides for the following:**
      1. **The dedication of right-of-way to the City for the extension, pursuant to the applicable plat, and such other instruments, as may be reasonably required by the City;**
      2. **A Letter of Credit, in the amount of the cost, issued to the City, as beneficiary, shall be obtained by petitioners/developer from a financial institution and with terms and conditions and an outside expiration date (including any renewal terms) that are acceptable to the Directors of Planning and Parks and the City Attorney and in accord with the terms and conditions of this Subsection [4(d.)] for the purpose of securing the performance of the construction of the extension; and the Letter of Credit shall be issued and delivered to the City, prior to approval of the applicable plat;**
      3. **Commencement of construction of the extension within ninety (90) days after a Notice to Proceed is issued by the Directors of Planning and Public Works to petitioners/developer and petitioners/developer shall proceed and complete the extension in accordance with a schedule approved by the Directors of Planning and Public Works;**

4. If Notice to Proceed is not issued by the second ~~first~~ anniversary date of the approval of the applicable plat or if the City issues a notice to petitioners/developers stating the extension should not be constructed, petitioners/developer's obligation to construct the extension shall terminate, the Letter of Credit shall terminate, and the dedication shall be released/reconveyed to the petitioners/developers, or their successor(s), in title; the area on the plan set aside for the extension shall, in the event of such release and reconveyance, be converted to common ground, with trail(s) and associated public easements for them, as approved by the Director of Planning and Parks; and
5. The City shall execute and record such instruments and documents, as may be reasonably necessary to effect the foregoing terminations and release/reconveyance.

~~e. Establish a minimum seventy (70) foot wide public right-of-way dedication to the City of Wildwood and construct the Pond Grover Loop Road Extension through the site that provides a total of two (2), eleven (11) foot wide lanes (not inclusive of the concrete vertical curb and gutter), a minimum ten (10) foot wide grass median, and a five (5) foot wide sidewalk on east side of this internal roadway, and a ten (10) foot wide multiple use trail on its west side, all of which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Tree lawn areas and all stormwater management facilities shall be the developer's responsibility to provide and construct as well. Along with this dedication of seventy (70) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Pond Grover Loop Road and directed by the Department of Public Works.~~

~~i. The developer is also responsible for the construction of a roundabout at a location approved by the Planning and Zoning Commission on the Site Development Plan. This roundabout shall be designed, engineered, and constructed in accordance with the Town Center Plans Street Specifications and Streetscape Requirements. The Departments of Public Works and Planning shall direct determinations in this regard, along with final action by the Planning and Zoning Commission.~~

e. **Internal Streets** - Complete the necessary dedication of land area within this subject site for public right-of-way purposes associated with the internal network of streets. These dedications for public rights-of-way shall be used for the construction by the developer of a network of internal residential streets for service to the authorized lots. These dedications shall be a minimum of forty (40) feet in width to accommodate the construction of two (2) lanes of asphalt roadway, with concrete curb and gutter, and five (5) foot wide sidewalks, including a three (3) foot tree lawn area, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. The construction of these improvements is the sole responsibility of the developer(s) of this project. Along with this dedication of these rights-of-way areas, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be

installed by the developer, as specified by the City of Wildwood's Town Center Plan within the rights-of-way of these unnamed streets and directed by the Department of Public Works.

f. **Eatherton Road Extension** - Dedicate the required amount of right-of-way and/or easements within the boundaries of this property to the City of Wildwood for the construction of the Eatherton Road Extension for public roadway purposes, which include a minimum driving surface of two (2) lanes that total twenty-six (26) feet in width, a five (5) foot wide sidewalk on both sides of this driving surface, and street trees and lights, including a minimum seven (7) foot wide tree lawn area for these improvements. A roundabout, and related channelization islands and other improvements as set forth therein, is required within the Eatherton Road Extension right-of-way area and the developer is responsible for its construction. Improvements to Eatherton Road shall conform to all of the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the City of Wildwood's Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Eatherton Road and directed by the Department of Public Works.

g. **Birch Forest Drive** – **The trail/emergency extension of ~~extend~~ Birch Forest Drive, from its current terminus into the subject site, shall be limited to a design that accommodates only emergency and pedestrian/bicyclist access. The construction ~~and~~ of this trail/emergency extension shall adhere to established and accepted design, engineering, and material standards and specifications, which would allow for emergency vehicles only, pedestrians, and bicyclists to access across it, while blocking any other vehicle by a system of bollards (or acceptable alternative), to be selected in terms of their types and placements, as directed by the ~~Town Center Plan's Street Specifications and the Streetscape Design Requirements~~ Department of Public Works and the Metro West Fire Protection District, all needing final action by the Planning and Zoning Commission on the Site Development Plan. ~~Safety~~ Components determined necessary for the design and construction/reconstruction of this alternative, trail/emergency/pedestrian/bicyclist ~~any stub street~~ extension shall be indicated on the Site Development Plan and reviewed and acted upon thereafter by the Planning and Zoning Commission.**

h. **Service Lanes (alleys)** - Complete the necessary dedication of land area within this subject site for private access purposes. These dedications for private purposes shall be used for the construction by the developer of a system of lanes/alleys for service to the authorized lots. These dedications shall be a minimum of twenty-two (22) feet in width to accommodate the construction of a lane/alley, which all adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan.

i. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of this traffic calming improvement.

Miscellaneous Roadway Requirements

j. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

k. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

l. **Construction access shall be from State Route 100 during the development of this site, not via Birch Forest Drive and/or Eatherton Road.**

m. Sidewalks shall be required on all public and private streets (parking lot aisles) and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

n. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements.

o. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, garden walls, street trees and lights, and pedestrian furniture. If certain streets, drives, or lanes are to be private, an easement shall be provided to the City granting public use of them for pedestrian and vehicular purposes. These easements shall be granted at the time of the Record Plat approval by the City Council.

Parking Requirements - Residential

p. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

Landscape Requirements - Specific

q. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

r. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

s. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

t. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The Planning and Zoning Commission, on the Site Development Plan, shall approve the planting pattern. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these one hundred ninety-four (194) ~~eighty seven (187)~~ dwelling units.

u. The developer shall provide a minimum twenty (20) foot wide, landscape buffer strip, within a perpetual easement dedicated to the Homeowners Association for its maintenance and care, along the entire eastern boundary of the site, where existing woodlands are not preserved, for plantings, as reviewed and acted upon by the Planning and Zoning Commission.

v. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

w. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

x. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

y. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

z. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

aa. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

bb. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

cc. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

dd. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

~~ee. No portion of any lot that is to be located within the proposed eight (8) lot cul-de-sac solely served by Pond Grover Loop Road shall extend closer than thirty (30) feet to the abutting Planned Residential Development Overlay District (PRD) boundary to their north. This buffer area shall be protected from all land disturbance activities. Additionally, the common boundary between this site and the Sandalwood Creek and Hunters Run Subdivisions shall be separated by a minimum ten (10) foot buffer area that is common ground. This area shall also be protected from all land disturbance activities.~~

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of **provided** parking spaces by the following rate:

Type of Development	***Required Contribution***
Single Family Dwelling **(detached)**	$1,055.10/Parking Space

(Section 415.280 of the City of Wildwood Zoning Code defines a parking space.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

The Planning and Zoning Commission is recommending these fees be credited to the developer for the purposes of assisting with completion of required improvements within the right-of-way of the Pond-Grover Loop Road, **if constructed. Additionally, credits may also be considered toward the construction of the Eatherton Road extension through the subject site, but would be solely based upon the difference in cost of a residential type street, of the same dimensions, versus this arterial type roadway. Credits would only be considered for the Eatherton Road Extension, if Pond-Grover Loop Road were not to be constructed.** The granting of these credits is at the sole discretion of the City Council.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

   1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
   2. All stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate points of natural discharge and may not be disturbed.
   3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
   4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development, unless otherwise accepted by the Metropolitan St. Louis Sewer District.
   5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
   6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood/Missouri Department of Transportation (MoDOT) rights-of-way.
   7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and

the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

Natural Resource Protection Plan

d. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Environmental Assessment – Phase One

e. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the property, which indicates its current condition relative to its past utilization by other owners. Determination regarding any required mediation shall be identified and completed, prior to the approval of the Record Plat and before the occupancy of any residential unit, all being in accordance with State and federal standards and guidelines, as set forth by the United States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources (MDNR), for any determined contaminant exceeding a residential cleanup standard/guideline, with the cost borne for such by the developer and not the City of Wildwood.

Floodplain Study and Plans/Wetlands Study

f. The developer shall provide a floodplain/wetlands study to the Department of Public Works indicating compliance to the requirements of the City of Wildwood, the U.S. Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) regarding disturbance or development in

the protected waterways and floodplain areas. This study shall minimally provide information relating to disturbance of any protected area and be reviewed and acted upon by the Department of Public Works, as part of the Site Development Plan submittal process.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works (Wildwood), the Missouri Department of Transportation, the Metro West Fire Protection District, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to State Route 100 and Eatherton Road must be completed prior to the issuance of building permits in excess of ten (10) percent of the units. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

Potable Water Service

i. The developer shall provide verification from the Missouri American Water Company that service to this subdivision can be provided at acceptable levels relative to the density of the project and not cause service issues to other households served by the same.

9. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of siltation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District

Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, **based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling**. The provision of public space shall substantially comply with the Preliminary Development Plan submitted in conjunction at the public meeting on November 2, 2015.

Editor's Note: Changes to the report from its October 5, 2015 version to the November 2, 2015 are with a single strike-through line. Previous changes considered by the members at their October 5, 2015 Planning and Zoning Commission meeting are indicated by blue-type. **No modifications have been made to the Letter of Recommendation, since the Planning and Zoning Commission took action upon it on November 16, 2015, excepting Condition 2(d.). This condition was recommended for a change, as part of the motion and vote on the overall Letter of Recommendation, which, again, failed for a lack of majority. Changes to the Letter of Recommendation, which were supported by the City Council and authorize for inclusion in the proposed Bill, are indicated in brown, bolded type. Blue, bolded type reflects changes from the January 11, 2016 City Council meeting.**

Section Three. This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 25 day of January, 2016, by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer

Timothy Woerther, Mayor

ATTEST:

City Clerk

Liz Weiss, City Clerk

ATTACHMENT C
Background Information

From: **Mike Boerding** MBoerding@sterling-eng-sur.com
Subject: FW: Bright Leaf -SDP -MSD Review for Conceptual Approval
Date: January 6, 2017 at 3:08 PM
To: Joe Vujnich JVujnich@cityofwildwood.com
Cc: Chris DeGuentz CDeGuentz@fandfhomes.com, Josh Foster jfoster@jhberra.com, John Fischer mstewart@fischerandfrichtel.com , Ken Stricker (kstricker@consort-homes.com) kstricker@consort-homes.com, John Luetkenhaus JLuetkenhaus@sterling-eng-sur.com

Joe,
For your use.
Mike

From: Mike Boerding [mailto:mboerding@sterling-eng-sur.com]
Sent: Thursday, December 01, 2016 4:34 PM
To: Joe Vujnich <joe@cityofwildwood.com>
Subject: Fwd: Bright Leaf -SDP -MSD Review for Conceptual Approval

Sent via the Samsung Galaxy Note® 4, an AT&T 4G LTE smartphone

-------- Original message --------
From: Jason Peterein <JTPETE@stlmsd.com>
Date: 9/16/2016 9:23 AM (GMT-06:00)
To: Mike Boerding <MBoerding@sterling-eng-sur.com>
Cc: 'Josh Foster' <jfoster@jhberra.com>, Mike Falkner <mfalkner@sterling-eng-sur.com>, "'Chris Deguentz (cdeguentz@fischerandfrichtel.com)'" <cdeguentz@fischerandfrichtel.com>, George Gower <GGower@sterling-eng-sur.com>, John Luetkenhaus <JLuetkenhaus@sterling-eng-sur.com>, Joe Vujnich <JVujnich@cityofwildwood.com>
Subject: RE: Bright Leaf -SDP -MSD Review for Conceptual Approval

Mike,
MSD takes no exception to the site development plan, subject to formal plan review of the detailed engineering. MSD's expectations are that the detailed engineering that support this plan will satisfy the District's Rules and Regulations and address the issues noted in the conceptual review MSD previously provided on 7/28/16 (attached).
I do not foresee issues that would adversely detract from the overall concept or intended use level of the property. With this being a preliminary plan, please be advised that review of the detailed engineering may require deviations from the site development plan, particularly within the water quality and detention areas as they relate to pretreatment features, biocell/detention basin configuration, outlet design, etc. These items are normally identified and addressed when the detailed engineering is presented to and reviewed by District staff under a P-job.
MSD will provide further review and comment on this project during the course of formal plan review (P-job) submittal.
Please let me know if you have any questions.
Thanks
Jason
Jason T. Peterein, PE
Principal Engineer
Engineering / Development Review

Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, MO 63103
T: 314.768.2773
F: 314.768.6342

From: Mike Boerding [mailto:MBoerding@sterling-eng-sur.com]
Sent: Thursday, September 15, 2016 3:18 PM
To: Jason Peterein
Cc: 'Josh Foster'; Mike Falkner; 'Chris Deguentz (cdeguentz@fischerandfrichtel.com)'; George Gower; John Luetkenhaus
Subject: Bright Leaf -SDP -MSD Review for Conceptual Approval

Jason,
We spoke about the Bright Leaf SDP late last week on the phone and sent down three copies Friday afternoon for your review. You said that you were busy this week but would try to look at the SDP by tomorrow. Joe Vujnich has scheduled Bright Leaf SDP for Monday night so the City will take action on the SDP approval. However, he requested that we get an approval from MSD on the SDP. Joe said he was going to contact you on Wednesday but we do not have confirmation whether he was able to talk with you and if he has a comfort level to allow the SDP to move forward.

Joe would not accept the paid conceptual review of the SWPPP we received earlier this summer. Would you be able to send a reply to this email granting conceptual approval of our SDP? An email or phone call to Joe with a positive recommendation would be helpful at this point. Our SDP is the same as the SWPPP except the Pond-Grover loop road has been removed and a trail has been added in its place. The sewers connections, detention basins and BMPs are all shown where they are intended for final design. We understand that there are design contingencies that will have to be proved with the improvement plan calculations, submittals and review.
Your help in this matter is greatly appreciated.
Respectfully requested,
Mike

Mike Boerding, PE
Vice President
The STERLING Company
5055 New Baumgartner Rd
St. Louis, MO 63129
314-446-5781 direct
314-487-0440 office
314-393-3813 cell
www.sterling-eng-sur.com

PDF

Villages at Brightl...71.pdf

Metropolitan St. Louis Sewer District

2350 Market Street
St. Louis, MO 63103

July 28, 2016

The Sterling Company
Attn: Mr. Michael Boerding, P.E.
5055 New Baumgartner Road
St. Louis, MO 63129

RE: Eatherton 290'S of Sandlewood Creek
(The Villages at Brightleaf)
Basic Conceptual Review
MSD Ref. No. D-371-00

Dear Mr. Boerding:

MSD has completed a **basic conceptual review** of a SWPPP submitted by your office representing a basic concept for a proposed 194 lot single family residential subdivision located at 2350 Eatherton, 2344 Eatherton, 16721 Manchester, 2531 Taylor, 2567 Taylor, 2555 Taylor, 16602 Overlook Hills, 16618 Overlook Hills, and 16615 Overlook Hills in the City of Wildwood.

Project Overview

The project is located in the Caulks Creek watershed and Missouri River WWTP service area (Caulks Creek sanitary sub shed). Based on historic aerial photography, the approximately 78.82 ac development area consists of open meadow, woods, and existing residences. Access to the site is at its southeast corner off of Route 100 north of Taylor and along Eatherton Road to the west. Numerous tributaries feed four main channels that concentrate and convey runoff to the northern boundaries of the site.

Storm and sanitary sewers are located in the existing developments to the north and east adjacent to the site. Pond-Grover Loop Road ROW abuts the site at its north-central boundary.

Fischer and Fritchel Custom Homes LLC/Consort Homes LLC propose to construct 194 ~ single family lots, along with public streets, cul-de-sacs, sidewalks, utilities, sewers, and common ground areas on the property. Storm and sanitary sewers, along with their connection points to the existing systems were not depicted. Numerous sediment basins are depicted on the plans which also appear to be consistent with the likely location of detention basin and water quality features that will manage the site's post developed runoff.

Stormwater Management

Given the quantity of land disturbance and additional runoff proposed by this preliminary plan, post-construction storm water quality BMPs will be required. Runoff generated by all disturbed areas shall be treated. For an existing site impervious footprint of less than 20%, this site is designated as "new development" for the purpose of evaluating BMP performance and compliance with the Phase II permit. Water quality strategies and practices that provide for volume reduction shall be employed such that the site's post developed runoff condition mimics

its preconstruction runoff condition. The MSD MEP spreadsheet or site specific continuous simulation modeling may be used to demonstrate the design's compliance with this Phase II requirement.

An existing natural resource inventory map was not provided with this submittal, and should be prepared as an initial step in the site's design. The natural resource inventory should also assess the presence or absence of wetlands, streams, floodplains, and Karst; the nature of the existing topography (i.e. slopes exceeding 20%), the extents of vegetated cover and preservation, and the existing property use and surrounding property use. The extent of these features should be summarized in a table presented on the map. Please refer to MSD's Site Design Guidance document for preparation guidelines. Note that a project that affects wetlands or waters of the U.S. or State (jurisdictional waters) will likely be accompanied by an additional assessment of the feature as required by U.S. Army Corps of Engineers and/or Missouri Department of Natural Resources under the Clean Water Act section 401/404 permitting requirements. MSD will require documentation that the project has satisfied 401/404 permitting requirements necessary to begin construction prior to issuing formal plan approval, or, documentation from the appropriate agency confirming that the project's development activities are exempt.

Channel Protection (extended detention of the runoff originating from the 1yr 24 hour storm) is required. Detention is required such that the site's post developed flow rates resulting from the 2yr 24 hr and 100yr 24 hour storms are within the limits prescribed by MSD for the Caulks Creek Watershed (0.2 CFS/ac for the 2yr-24 hr storm and 1.4 cfs/ac for the 100yr-24 hour storm). These release rates shall be met at each of the site's natural outfalls.

Nested bioretention basins (to manage water quality, channel protection, and detention) may be utilized when the drainage area tributary to the biocell is less than five acres. Pretreatment in the form of forebays are necessary for point discharges for which the tributary acreage exceeds 2.5 acres. Alternatives to a forebay may be used for pretreatment for basins receiving point discharges and managing an area less than 2.5 acres. Typical details and guidance for nested bioretention, along with appropriate pretreatment features can be accessed from MSD's BMP Toolbox at the following link: http://www.stlmsd.com/what-we-do/stormwater-management/bmp-toolbox/stormwater-quality/bioretention/nested-bioretention

Fence placement shall not inhibit BMP/Detention basin maintenance equipment ingress/egress if access corridors will be provided between lots. Any basins that require retaining walls shall be supported by a design by a geotechnical engineer registered in Missouri, and shall be configured to allow sloped access to the basin on at least one accessible side. Walls supporting an embankment within the basin should be monolithic and watertight in order to prevent seepage.

The Sheet Flow to Buffer Credit (as outlined in Section 5.4 of the 2000 Maryland Stormwater Design Manual) may be implemented to manage runoff originating from the rear yards as depicted on the plans. Deep rooted, native vegetated buffers shall be established on the steep slopes behind lots that intend to claim this credit (for example, the 3:1 slops separating lots 17A-29A from the existing preservation limits). Final plans will need to depict preservation limits and final grading for each lot that will benefit from the credit.

Proposed contours on grading plans shall provide overland flow paths such that proposed homes will not be subject to overland flooding. Where swales are proposed, cross sections and open channel calculations should be provided with the formal design submittal in order to demonstrate their adequacy. The grading plan shall also provide for a sufficient overland flow path for conditions in which the proposed storm sewer system becomes blocked or surcharged. If topography will not allow for an overland flow path, designated ponding areas shall be

provided based on the 100yr-24 hour storm and identified on the improvement plans. The finish floor/low sills of the proposed homes shall be positioned above the 100yr-24 hour high water ponding elevation and overland conveyance limits. As a general observation of this plan, lots that are adjacent to a low point within a public street or alleyway will need an identified ponding area and analysis of the finish floor/low sills with respect to the ponding limits. The proposed contours depicted on lot 53A imply a low area that may be problematic in this regard as well.

In order to avoid diverting additional runoff onto neighboring properties, drainage originating behind lots 32A-30A, and lots 88B – 83B should be captured onsite and conveyed via open channel or storm sewers to onsite storm water management facilities. Pond Grover Loop Road/Eatherton Road, from the entrance on Route 100 to Station 59+50, including the lots and minor streets that drain towards it, also require treatment for water quality, channel protection, and detention.

The concept of the large detention basin proposed west/adjacent to the proposed Pond Grover Loop Road extension was previously discussed. As noted in previous communication, MSD would take no exceptions to that subject to the following:

- Caulks Creek 2yr and 100yr release rates for the tributary area are satisfied, assuming a fully developed tributary area. Channel Protection for the development would need to be managed in a separate basin or nested within volume reduction based WQv BMPs. Offsite areas would receive the benefit of having flood detention provided for in this basin, however they would be expected to provide their own WQv and CPv on their own site.

- Hydraulic study required to demonstrate this configuration will not cause a rise upstream or hindrance to the hydraulic performance of upstream storm sewers. MSD does not have record of storm sewers located within Route 100 (likely MoDOT's). These systems will need to be verified and accounted for in your development plans and analysis. Approval from MoDOT will be required prior to MSD approvals if the development plans will affect their existing drainage system or require connection into it.

- Flowrate and velocity conditions downstream from the detention basin's outlet should mimic current conditions or be improved in terms of channel capacity or erosion potential.

- The detention basin's configuration would need to satisfy the City of Wildwood's requirements, including compliance with their Stream Buffer ordinance (or their indication of this requirement being not applicable or waived). Corps of Engineers/DNR approval will also be required.

- An arborist should be engaged to assess the existing trees and vegetation that will be preserved within the ponding limits of the basin. The arborist should evaluate the suitability of the existing species in light of the ponding depths and inundation conditions that would be expected to occur within the detention basin. Appropriate recommendations for species removal, new species selection, vegetation establishment, and long term maintenance should be provided by the arborist. These recommendations shall be implemented in the design, construction, long term maintenance, and operation of the basin.

- The embankment would need to be designed and supported by a geotechnical engineer's analysis. In addition, dams with a height of 35' or greater will also require DNR approval.

- Interim detention basins will be necessary to serve development within the site that may occur upstream from the basin prior to the final connection of Pond Grover Loop Road.

The diameter and condition of the receiving storm sewer system located within Sandalwood Creek that receives the outflow from the site located in the vicinity of sediment trap K is unknown. Prior to permitting a connection to it, the developer would need to do the following:

- The hydraulic capacity of the receiving system shall be analyzed from structure 23V4-005D to the development's point of tie-in. If in the existing configuration it lacks capacity, it will require upsizing.
- A review of P.B. 234 Pgs 33 and 34 indicates that sufficient easement rights exist.
- Provide MSD with a CCTV inspection of the existing sewer for review. Please contact Brian Dunn (314-335-2072) prior to doing so.
- MSD will review the findings of the inspection. Any deficiencies found in the line would need to be corrected by the developer under the permit for this project.

Sanitary

Modeled sanitary sewers are located downstream of the site as highlighted on the enclosed basemap. MSD staff evaluated the model assuming an additional peak sanitary flow of 0.44 CFS generated by the development and found that the sewers within the model have sufficient capacity for that flowrate. A hydraulic analysis of the receiving sanitary system located upstream from the limits of the model will need to be performed and submitted for formal review (either as its own P# or concurrent with the P# for the development plans). Reaches indicated by the analysis to lack the capacity to accommodate the additional peak flows generated by the development will need to be improved by the developer. Peak flows should be determined via tributary house count and criteria outlined in Chapter 3 of MSD's Rules and Regulations. Starting HGL for the analysis (per the model) are 636.66 at MH 23U4-004S and 662.65 at MH 23V2-045S. Please contact me if other HGL/locations are necessary.

Sewers and manholes shall be located out of the zone of influence of nearby buildings and retaining walls. Working room shall be provided, including a six foot diameter flat area centered at the manhole structures (Sanitary and Storm).

In accordance with the Local Plumbing Codes, proposed homes with fixture elevations lower than the rim elevation of the next upstream sanitary manhole shall have sanitary backwater valves. Note that facilities equipped with backwater valves will be inoperable until the conditions actuating the valve have been subsided.

Other Items

A Maintenance Agreement is required to ensure long term maintenance and operations of all storm water BMPs and detention basins.

A subdivision plat will be required showing the new property lines. Easements will be required for new public storm and sanitary sewers. The BMP reserve areas required for all storm water Best Management Practices should be shown on the improvement plans and established on the record plat and the Maintenance Agreement. BMP reserve areas shall not encroach upon MSD maintained sewers or easements.

Natural areas, if intended to be preserved as buffers for stormwater management credits shall be protected by a BMP Reserve Area, acceptable conservation easement, or other enforceable instrument that ensures perpetual protection of the proposed area.

Encroachments upon MSD easements and facilities, specifically by retaining walls and their tie back systems shall be avoided.

The connection fee for this project will be determined during the formal plan review. The current single family rate is $1072/residence.

The project is located within the Caulks Creek Surcharge area, assessed at $2750/acre.

The project will likely require offsite public sewer construction. Proof of a general liability certificate will be required of the contractor prior to pulling permits from the District. In addition to the offsite nature of both the storm and sanitary sewer construction, existing easements may be utilized if the easement language allows MSD temporary use of adjacent ground for working room. New easements allowing for working room will be necessary if the language for the existing easements considered for utilization do not provide for this.

Limitations of Conceptual Review

Formal MSD review, approval, and permits are required prior to construction.

Unless otherwise indicated, any requirements mentioned in the conceptual review should be addressed during the formal P-job plan review process. Conceptual review is normally done only once. Any new questions or other additional changes to the originally submitted plans should normally be resolved during formal plan review.

Conceptual review is subject to the requirements of detailed review of final design plans and is subordinate to the review and approval of said final design plans. This project is not currently under review of final project plans.

Sincerely,

Jason Peterein, P.E.
Principal Engineer
Engineering/Planning-Development Review

Enclosure: MSD System Map

DEPARTMENT OF THE ARMY
ST. LOUIS DISTRICT CORPS OF ENGINEERS
1222 SPRUCE STREET
ST. LOUIS, MISSOURI 63103-2833

REPLY TO
ATTENTION OF:

CITY OF WILDWOOD
JAN 11 2017
DEPT OF PLANNING & PARKS

January 6, 2017

Operations, Readiness and Regulatory Division
Regulatory Branch
Project Number: MVS-2015-397 (P-2966)

Mr. Roger Cox
Consort Homes
16141 Swingley Ridge Road
Suite 109
Chesterfield, Missouri 63017

Dear Mr. Cox:

Transmitted herewith is Department of the Army Permit No. P-2966, which authorizes the grading and discharge of fill materials into jurisdictional waters of the United States in conjunction with the project known as *Villages at Brightleaf.* The project area is located north of Hwy 100 and east of Hwy 109, in the City of Wildwood, Missouri. The project is located in Section 1, Township 44 North, Range 3 East, St. Louis County.

It is to be understood that this instrument does not give any property rights either in real estate or material, or any exclusive privileges; and that it does not authorize any injury to private property or invasion of private rights, or any infringement of Federal, state or local laws or regulations; nor does it obviate the necessity of obtaining state assent to the work authorized.

General conditions designated 1 through 6 and parts 2 through 6 of "Further Information" are standard conditions for all permits. Special condition 1 points out the Section 401 water quality certification conditions from the Missouri Department of Natural Resources, which specifies measures to protect water quality at the work site (enclosure). Special conditions 2 through 5 specify measures to ensure protection of the aquatic environment and permit compliance.

If any material changes in the scope, location and plans of the work are found necessary, due to unforeseen conditions or otherwise, revised plans detailing proposed modifications in the work must be submitted to the District Engineer for review and approval. Proposed modifications may not be placed under construction until Department of the Army "Approval of

Revised Plans" has been granted. I am forwarding a copy of this letter electronically (with special conditions only) to: Mr. Mike Irwin, MDNR-WPP; Ms. Judith Deel, MDNR-SHPO; Ms. Shauna Marquardt, USFWS; Mr. Jason Daniels, USEPA; and Ms. Audrey Beres, MDC.

BY THE AUTHORITY OF THE SECRETARY OF THE ARMY:

Danny D. McClendon
Chief, Regulatory Branch

Enclosures

Section 401 Water Quality Certification
Section 404 Permit and Special Conditions
Preliminary Jurisdictional Determination

US Army Corps
of Engineers
St. Louis District

This notice of authorization must be conspicuously displayed at the site of work.

January 6, 2017

The applicant is issued a Department of the Army permit for the grading and discharge of fill material in waters of the United States, for the Villages at Brightleaf. The project consists of grading and filling operations within Waters of the United States for construction of a residential development within the 78.89-acre site.

The project is located north of Hwy 100 and east of Hwy 109, in the City of Wildwood. The project is located in Section 1, Township 44 North, Range 3 East, St. Louis County, Missouri.

Has been issued to: Consort Homes, c/o Mr. Roger Cox

Address of Permittee: 16141 Swingley Ridge Road, Suite 109, Chesterfield, Missouri 63017

Permit Number:

P -2966

Anthony Mitchell
Colonel, U.S. Army
District Commander
By: Danny D. McClendon
Chief, Regulatory Branch

Appendix 2 - PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) FORM

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR PJD: December 13, 2016

B. NAME AND ADDRESS OF PERSON REQUESTING PJD: Consort Homes; c/o Mr. Roger Cox
16141 Swingley Ridge Road
Suite 109
Chesterfield, MO. 63017

C. DISTRICT OFFICE, FILE NAME, AND NUMBER: St. Louis District, Villages at Brightleaf, MVS-2015-397

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:
(USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR AQUATIC RESOURCES AT DIFFERENT SITES)

State: Missouri County: St. Louis City: Wildwood

Center coordinates of site (lat/long in degree decimal format):

Lat.: 38.5848565723856 ° Long.: -90.6325541901902 °

Universal Transverse Mercator: 15

Name of nearest waterbody: Tributaries to Caulks Creek

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

- ▣ Office (Desk) Determination. Date: 7/14/16
- ▣ Field Determination. Date(s): 8/26/15

TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY JURISDICTION.

Site Number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resource in review area (acreage and linear feet, if available)	Type of aquatic resource (i.e. wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e., Section 404 or Section 10/404)
A	38.58542	-90.63189	1,666 linear feet	Non-wetland	Section 404
B	38.58404	-90.63153	352 linear feet	Non-wetland	Section 404
C	38.58527	-90.63058	115 linear feet	Non-wetland	Section 404
D	38.58461	-90.62823	1,175 linear feet	Non-wetland	Section 404

1) The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.

2) In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there *"may be"* waters of the U.S. and/or that there *"may be"* navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for PJD (check all that apply)

Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

- [x] Maps, plans, plots or plat submitted by or on behalf of the PJD requestor:
  Map: Aerial and Project Plans
- [x] Data sheets prepared/submitted by or on behalf of the PJD requestor.
  - [x] Office concurs with data sheets/delineation report.
  - [ ] Office does not concur with data sheets/delineation report. Rationale:_____
- [ ] Data sheets prepared by the Corps:_____
- [ ] Corps navigable waters' study:_____
- [ ] U.S. Geological Survey Hydrologic Atlas:_____
  - [ ] USGS NHD data.
  - [ ] USGS 8 and 12 digit HUC maps.
- [ ] U.S. Geological Survey map(s). Cite scale & quad name:_____
- [x] Natural Resources Conservation Service Soil Survey. Citation: Google Layer
- [x] National wetlands inventory map(s). Cite name: ORM: MO-Eureka Quad
- [ ] State/local wetland inventory map(s):_____
- [x] FEMA/FIRM maps: ORM: MO-Eureka Quad
- [ ] 100-year Floodplain Elevation is:_____. (National Geodetic Vertical Datum of 1929)
- [x] Photographs: [x] Aerial (Name & Date): Submitted by applicant on 5/21/15
  or [x] Other (Name & Date): Site Photos submitted by applicant on 5/21/15
- [ ] Previous determination(s). File no. and date of response letter:_____
- [ ] Other information (please specify):_____

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

Jennifer J. Stiles 12/13/16

Signature and date of Regulatory staff member completing PJD

_____

Signature and date of person requesting PJD (REQUIRED, unless obtaining the signature is impracticable)[1]

[1] Districts may establish timeframes for requester to return signed PJD forms. If the requester does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

DEPARTMENT OF THE ARMY PERMIT

Permittee Consort Homes c/o: Mr. Roger Cox

Permit No. P-2966

Issuing Office U.S. Army Engineer District, St. Louis

NOTE: The term "you" and its derivatives, as used in this permit, mean the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: Discharge of fill material into jurisdictional waters consisting of 1,317 linear feet of fill in and impoundment of 356 linear feet of tributary, in conjunction with the construction of a residential development, submitted under the name *Villages at Brightleaf.*

Project Location: The project is located north of Hwy 100 and east of Hwy 109 in the City of Chesterfield. The project is located in Section 1, Township 44 North, Range 3 East, St. Louis County, Missouri.

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on December 31, 2021. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.

2. You must maintain the activity authorized by this permit in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

See continuation sheet, page 4 of this document for Special Conditions.

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

( ) Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).

(X) Section 404 of the Clean Water Act (33 U.S.C. 1344).

( ) Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, state, or local authorization required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a revaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

Roger L. Cox

(PERMITTEE)
Mr. Roger Cox
Consort Homes

1-4-2017

(Date)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

(DISTRICT ENGINEER)
Anthony P. Mitchell
Colonel, U.S. Army
District Engineer
By: Danny D. McClendon
Chief, Regulatory Branch

1-4-2017

(Date)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFEREE)

(Date)

1. That the permit may be revoked or a stop work order issued if the State of Missouri notifies the Corps that the permitted activities are not being performed in conformance with the Missouri Department of Natural Resources October 12, 2016, Section 401 Water Quality Certification conditions issued for this permit. (Attached)

2. The permittee shall compensate for unavoidable impacts to the jurisdictional waters of the United States by purchasing 7,356 stream credits from the Missouri Conservation Heritage Foundation- Stream Stewardship Trust Fund or the Land Learning Foundation. Purchase of these credits must occur before project impacts. Documentation of purchase shall be submitted to our office within 120 days of receipt of the permit.

3. Permittee shall allow representatives from the Corps office to inspect the authorized activity at any time deemed necessary to ensure compliance with permit conditions.

4. Permittee shall cease work immediately and notify the Corps if cultural resource material is discovered during construction of the project.

5. That the permittee notify the Corps should any change in size, location or methods to accomplish the work occur. Changes could potentially require additional authorizations from the Corps as well as other Federal, state or local agencies.

From: **Josh Foster** JFoster@jhberra.com
Subject: Bright Leaf - Corps permit
Date: January 11, 2017 at 12:33 PM
To: Joe Vujnich JVujnich@cityofwildwood.com
Cc: Rick Brown (rbrown@cityofwildwood.com) rbrown@cityofwildwood.com, Chris DeGuentz (CDeGuentz@fandfhomes.com) CDeGuentz@fandfhomes.com, Mike Boerding MBoerding@sterling-eng-sur.com, John Luetkenhaus JLuetkenhaus@sterling-eng-sur.com, Travis Newberry (travis@cityofwildwood.com) travis@cityofwildwood.com

JF

Joe,

A copy of the Corps permit is attached for your file. In reviewing my notes from our meeting last week, I had the following outstanding items:

- Corps permit – attached.
- MSD conceptual review – Mike Boerding provided 01-06-17.
- Birch Forest connection
  - I will forward the turning movement in another e-mail copying Chief Cook.
  - 75,000 LB design capacity was verified.
  - Design is being updated addressing comments.
- Additional speed table added at pedestrian crossing.
- Left turn lane at Street A has been shortened as discussed.
- Construction entrance location – revised location now acceptable.
- Round-about: 52' radius acceptable? The turning movements for this scenario will be included in the message with Chief Cook.

Please let us know if any items are outstanding, or if you need any follow up information so that we can get the plans updated and delivered for the meeting.

Thank you.

Josh Foster
Land Development Division
J.H. Berra Construction Co.
314-487-6717 x3
314-487-6718 Fax

PDF

Corps - Bright Leaf co...17).pdf

From: **Rick Brown** rbrown@cityofwildwood.com
Subject: FW: Revised Traffic Impact Study - Proposed Brightleaf Residential Subdivision
Date: December 22, 2016 at 3:01 PM
To: Joe Vujnich JVujnich@cityofwildwood.com

RB

Rick C. Brown, PE, PTOE
Director of Public Works / City Engineer
City of Wildwood

From: Lee Cannon [mailto:lcannon@cbbtraffic.com]
Sent: Thursday, December 22, 2016 12:30 PM
To: Chris DeGuentz; Rick Brown
Cc: Josh Foster; Roger
Subject: Fwd: Revised Traffic Impact Study - Proposed Brightleaf Residential Subdivision

Modot Brightleaf approval.

Sent from my iPhone.

Lee Cannon, PE, PTOE
Principal – Traffic Engineer
CBB
12400 Olive Boulevard, Suite 430 | St. Louis, MO 63141
314-878-6644, Ext. 12 (Office) | 314-308-6547 (Mobile) | 314-878-5876 (Fax)
Lcannon@cbbtraffic.com |www.cbbtraffic.com

CBB_HI_RES_COLOR(DKYEL)

Begin forwarded message:

From: JEANETTE K RUGGERI <Jeanette.Ruggeri@modot.mo.gov>
Date: December 22, 2016 at 11:41:40 AM CST
To: Brensing.cbbtraffic.com <Brensing@cbbtraffic.com>
Cc: lcannon.CBBTRAFFIC.COM <lcannon@CBBTRAFFIC.COM>, "JOHN

\"JAY JAY\" BRADEN" <John.Braden@modot.mo.gov>
Subject: RE: Revised Traffic Impact Study - Proposed Brightleaf Residential Subdivision

Thank you for looking at the worst case scenario. Given potential future developments in the area providing additional connections to 109, the increase in volume at this left turn may not require dual left turn lanes for some time. Knowing how the signal will operate is very beneficial and is something that can easily be changed in the future.

At this time, MoDOT approves the traffic impact study provided that the signalized intersection of Route 100 at Taylor Rd is rebuilt with a new westbound right turn lane, a southbound left turn lane and a shared southbound through / right turn lane, along with the northbound approach being converted to a single left turn lane with a flashing yellow arrow protected permissive phasing. The intersection is also required to be brought up to full ADA compliance. Given the number of lanes that a pedestrian is required to cross on Route 100, a median refuge is required for pedestrian safety.

Thank you,

Jeanette Ruggeri

-------- Original Message --------

Subject: RE: Revised Traffic Impact Study - Proposed Brightleaf Residential Subdivision

From: "Brensing.cbbtraffic.com" <Brensing@cbbtraffic.com>

Date: Dec 22, 2016, 9:55 AM

To: JEANETTE K RUGGERI <Jeanette.Ruggeri@modot.mo.gov>

Hi Jeanette,

Our Synchro files kept the intersection of Route 100 and Taylor as split phase for the North-South approaches due to the shared left/through lane on the northbound approach. Since the Wildwood Town Center does not appear to be fully built-out, we did not want to assume that MoDOT would be willing to restripe the shared lane configuration on the south side, which would eliminate dual left-turn conditions exiting the Wildwood Town Center. The split phase condition we provided assumed a "worst-case" scenario.

If MoDOT is willing to restripe the northbound approach to a left, through, and right-turn lane, and go to a protected-plus-permitted Flashing Yellow Arrow, the operating conditions would improve slightly. I included revised Synchro files that included the changes noted above as well as a table summarizing the changes in the delays at the intersection.

Please review and let us know if you have any additional questions or comments.

Have a great Holiday!

Have a great Holiday!

Thanks.

** PLEASE NOTE NEW DIRECT NUMBER BELOW**

Brian Rensing, PE, PTOE
Associate - Transportation Engineer
CBB
12400 Olive Boulevard, Suite 430 | St. Louis, MO 63141
314-449-9569 (Direct) | 314-878-6644, Ext. 37 (Office) | 314-479-5022 (Mobile)
Brensing@cbbtraffic.com | www.cbbtraffic.com

-----Original Message-----
From: JEANETTE K RUGGERI [mailto:Jeanette.Ruggeri@modot.mo.gov]
Sent: Wednesday, December 21, 2016 4:23 PM
To: Brian Rensing <brensing@cbbtraffic.com>
Cc: Lee Cannon <lcannon@cbbtraffic.com>
Subject: RE: Revised Traffic Impact Study - Proposed Brightleaf Residential Subdivision

I was reviewing the Synchro files and noticed that you left everything split phased for NB and SB. Taking a look at going to a single NBLT and a dedicated NBTH during the AM Peak, running FYA P/P for both NB and SB, appears to be a better option. I have not looked at the PM Peak, but given what I'm seeing in the AM Peak, I would request that you take a look and see if there's more benefit by going this route. I have attached the AM Peak model with the modifications that I have made for reference.

Thank you,

Jeanette Ruggeri

Senior Traffic Studies Specialist
NEW Cell: 314-325-6719
Missouri Department of Transportation
South and West St. Louis County
jeanette.ruggeri@modot.mo.gov

-----Original Message-----
From: Brensing.cbbtraffic.com
Sent: Thursday, December 15, 2016 3:31 PM
To: JEANETTE K RUGGERI
Cc: lcannon.CBBTRAFFIC.COM
Subject: RE: Revised Traffic Impact Study - Proposed Brightleaf Residential Subdivision

Jeanette,

I have attached the Synchro files for the most recent update for the Brightleaf project.

Please reply back to me to verify that you received the files (zip folder).

Thanks.

** PLEASE NOTE NEW DIRECT NUMBER BELOW**

Brian Rensing, PE, PTOE
Associate - Transportation Engineer
CBB
12400 Olive Boulevard, Suite 430 | St. Louis, MO 63141
314-449-9569 (Direct) | 314-878-6644, Ext. 37 (Office) | 314-479-5022 (Mobile)
Brensing@cbbtraffic.com | www.cbbtraffic.com

-----Original Message-----
From: Lee Cannon
Sent: Thursday, December 15, 2016 3:08 PM
To: JOHN "JAY JAY" BRADEN <John.Braden@modot.mo.gov>; Rick Brown <rbrown@cityofwildwood.com>
Cc: JEANETTE K RUGGERI <Jeanette.Ruggeri@modot.mo.gov>; KAREN D YEOMANS <Karen.Yeomans@modot.mo.gov>; Roger Cox <coxforistell@gmail.com>; Chris DeGuentz <CDeGuentz@fandfhomes.com>; Brian Rensing <brensing@cbbtraffic.com>; Joe Vujnich <JVujnich@cityofwildwood.com>; Mike Boerding <MBoerding@sterling-eng-sur.com>; Josh Foster <JFoster@jhberra.com>; Dan Schweiss <DSchweiss@jhberra.com>
Subject: RE: Revised Traffic Impact Study - Proposed Brightleaf Residential Subdivision

Good afternoon,

CBB has once again updated the traffic impact study previously prepared for the proposed Brightleaf residential development to reflect changes required by the City of Wildwood and MODOT. This second Addendum adds the intersection of Route 100/Route 109 south ramps terminal and also adds some school trips during the afternoon peak hour.

A previous revision, dated 10/21/16, reflected the removal of Pond Grover Loop Road extension and other internal connections to existing residential streets.

Please review the attached report.

I will ask Brian Rensing of my office to send the Synchro files to Jeanette in a separate email. Rick, please let us know if you want a copy of those as well.

Should there be any questions or need for additional information, please contact me.

Thanks,

Sent from my Dell Ultrabook PC.

Lee Cannon, PE, PTOE
Principal - Traffic Engineer
CBB
12400 Olive Boulevard, Suite 430 | St. Louis, MO 63141 314-878-6644, Ext. 12 (Office) | 314-449-8242 (Direct) | 314-308-6547 (Mobile) Lcannon@cbbtraffic.com | www.cbbtraffic.com

Revised December 14, 2016

Mr. Roger Cox
Consort Homes/Brightleaf Development LLC
16640 Chesterfield Grove Road, Suite 130
Chesterfield, Missouri 63005

RE: Traffic Impact Study Update
Proposed Brightleaf Residential Development – Jones Property
Wildwood, Missouri
CBB Job Number 049-15-1

Dear Mr. Cox:

In accordance with your request, CBB has completed an update to the traffic impact study for a proposed residential development on a tract of land in the northwest quadrant of Missouri Route 100 and Taylor Road/Overlook Hill Drive in Wildwood, Missouri. It is our understanding that the property will be developed with the construction of 192 single-family residences.

The existing site consists of an undeveloped tract of land bordered by Missouri Route 100 to the south, Eatherton Road to the west, Overlook Hill Drive to the east and existing residential developments to the north. The proposed development will support the extension of Eatherton Road from its current terminus and make a connection to Missouri Route 100 as a fourth, northern leg to the existing signalized intersection at Taylor Road. Access to the homes will be provided via the existing and planned connections of Eatherton Road to Missouri Route 100 and Missouri Route 109 via the ¾ access of Eatherton Road/Lafayette Trails Drive. The site location and surrounding properties are shown in **Figure 1**.

It should be noted that CBB previously completed a Traffic Impact Study in July 2015 for this same Brighleaf development site. That study assumed that the Pond Grover Loop Road would connect to the Brightleaf subdivision and also contemplated a new break-in-access along Route 100, west of Taylor Road. Since that time, the city determined that Pond Grover Loop Road will not connect to the Brightleaf subdivision, and the Missouri Department of Transportation (MoDOT) decreed that there will not be a new break-in-access along Route 100 to serve the development. Therefore, the subdivision would only connect to Route 100 opposite Taylor Road and to Route 109 via an extension of Eatherton Road for access.

Figure 1: Site Location Map

The purpose of this traffic impact study was to estimate the number of trips that would be generated by the proposed development; evaluate the impact of those trips on the proposed access and adjacent roadways; and determine the ability of motorists to safely enter and exit the site. As necessary, roadway improvements and/or traffic control modifications have been recommended to mitigate the impact of the proposed development. The focus of our analysis was the weekday AM and PM peak hours which represent both the peak in existing traffic levels as well as the expected peak for the proposed residential land use.

Analysis Scenarios

In order to address the current and forecasted conditions, the following off-site scenarios have been evaluated:

- Existing conditions;
- Base conditions – Exiting traffic plus Approved Main Street Crossing Development to south;
- Forecasted conditions – Base traffic plus proposed Brightleaf development;
- 20-Year No-Build conditions – Base Traffic plus background traffic growth (2040); and
- 20-Year Build conditions – 20-Year No-Build Traffic Base plus proposed Brightleaf development build-out (2040).

Existing Conditions

Missouri Route 100 is a four-lane divided east/west principal arterial road maintained by MoDOT. The posted speed limit is 55 miles per hour. According to current counts provided on MoDOT's website, the average daily traffic (ADT) along Missouri Route 100 was approximately 21,890 vehicles per day (vpd) in 2015. Taylor Road intersects Missouri Route 100 at a signalized intersection that services a few single family homes to the north (Overlook Hill Drive) and several large commercial developments to the south. Further south, Taylor Road connects to Old Manchester Road.

Within the study area, Missouri Route 109 is a four-lane median divided north/south minor arterial road also maintained by MoDOT. The posted speed limit is 45 miles per hour. According to current counts provided by MoDOT, the ADT along Route 109 was approximately 16,370 vpd in 2015. Roundabouts were recently constructed along Route 109 at the Route 100 westbound ramps and at Pond Grover Loop Road. The eastbound Route 100 ramps at Route 109 is a signalized intersection.

Eatherton Road is a two-lane City-maintained road that serves existing single-family and multi-family residences with a three-quarter access (no westbound left-turn from the side street) connection at Route 109. The road narrows to approximately 18-foot wide and terminates to the Wildwood Greenway Trail System.

Lafayette Trails Drive is a local subdivision street that has a right-in/right-out connection to Route 109 near Eatherton Road.

Since this is update addresses the changes in roadway connections to the proposed subdivision, the manual turning movement counts conducted in 2015 during the AM (7:00 - 9:00 a.m.) and PM (4:00 - 6:00 p.m.) peak periods at Missouri Route 100 at Taylor Road/Overlook Hill Drive and Missouri Route 109 at Eatherton Road/Lafayette Trails Drive were utilized as the existing condition for this update. In addition, MoDOT provided traffic counts for the roundabout located at Route 109 with Route 100 Westbound Ramps as well as the signalized intersection of Route 109 with Route 100 Eastbound Ramps. The existing peak hour traffic volumes are summarized in **Exhibit 1**.

Approved Developments (Main Street Crossing Development to the south)

It is our understanding that approximately 35 acres along Missouri Route 109 south of Missouri Route 100 has been approved for development with approximately 117 single-family homes, 10,000 square feet of medial office space and two commercial outlots, which is known as Main Street Crossing. After reviewing the Traffic Impact Study prepared for that adjacent development, the site-generated trips from that development were added to the existing traffic volumes for this study. **Exhibit 2** summarizes the site-generated traffic from the Main Street Crossing development through the study area.

Exhibit 1: Existing Traffic Volumes

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Exhibit 2: Site-Generated Traffic Volumes (Main Street Development - by Others)

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The existing traffic volumes (Exhibit 1) were added to the approved Main Street Crossing development trips (Exhibit 2) to get the Base Traffic Volumes as shown in **Exhibit 3.**

Existing and Base Traffic Analysis and Operations

The existing and base operating conditions were analyzed using SYNCHRO 8, a macro-level analytical traffic flow model. SYNCHRO is based on study procedures outlined in the *Highway Capacity Manual*, published by the Transportation Research Board. This manual, which is used universally by traffic engineers to measure roadway capacity, established six levels of traffic service: Level A ("Free Flow"), to Level F ("Fully Saturated"). Levels of service (LOS) are measures of traffic flow, which consider such factors as speed, delay, traffic interruptions, safety, driver comfort, and convenience. Level C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity. However, Level D is considered acceptable for peak period conditions in urban and suburban areas.

The thresholds that define level of service at an intersection are based upon the type of control used (i.e., whether it is signalized or unsignalized) and the calculated delay. For signalized and all-way stop intersections, the average control delay per vehicle is estimated for each movement and aggregated for each approach and then the intersection as a whole. At intersections with partial (side-street) stop control, delay is calculated for the minor movements only since motorists on the main road are not required to stop.

Level of service is directly related to control delay. At signalized intersections, the level of service criteria differs from that at unsignalized intersections primarily because different transportation facilities create different driver expectations. The expectation is that a signalized intersection is designed to carry higher traffic volumes, and consequently may experience greater delay than an unsignalized intersection. **Table 1** summarizes the thresholds used in the analysis for signalized and unsignalized intersections.

Table 1: Level of Service Thresholds

	Control Delay per Vehicle (sec/veh)	
Level of Service (LOS)	***Signalized Intersections***	***Unsignalized Intersections***
A	≤ 10	0-10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50

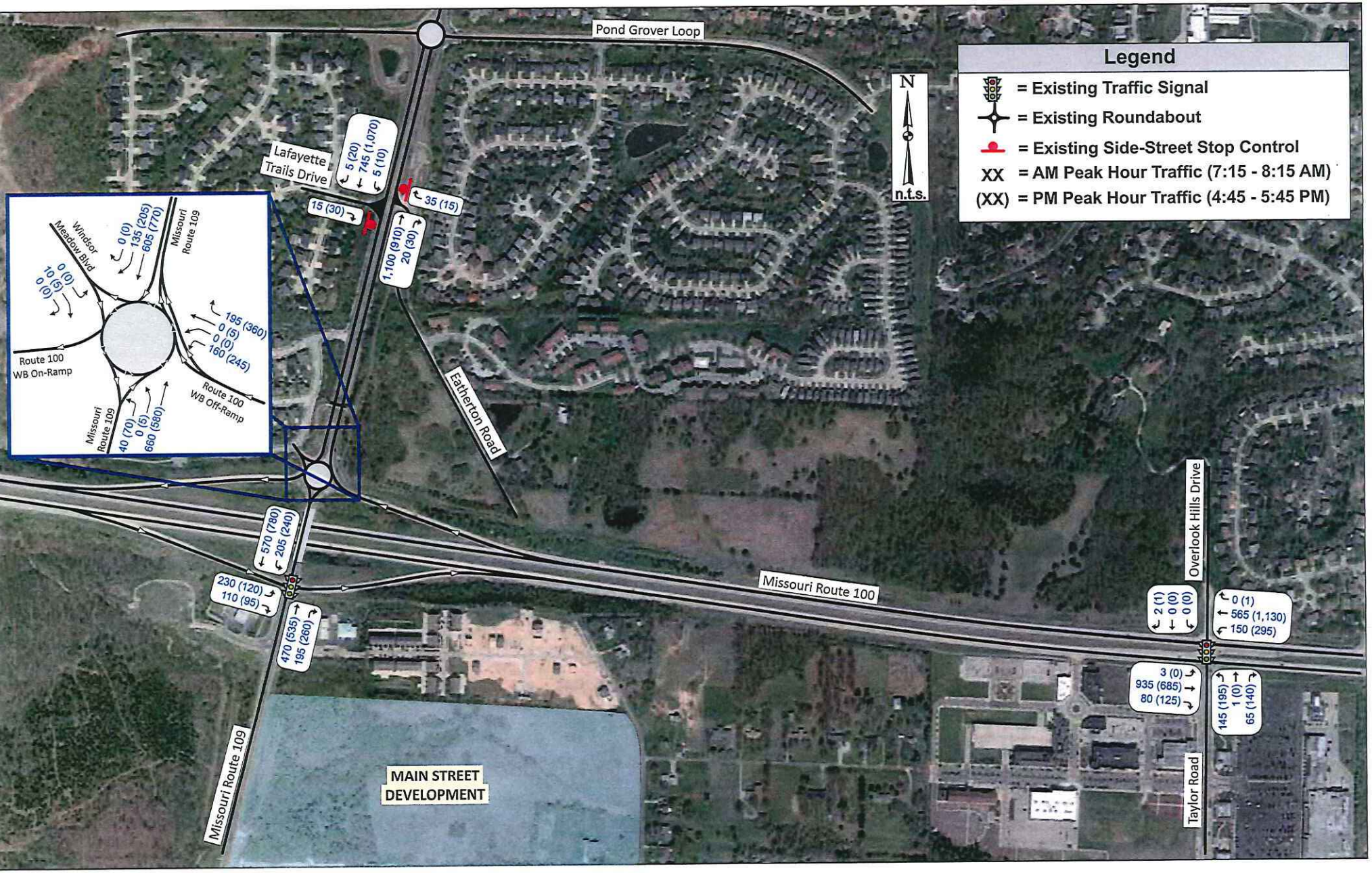

Exhibit 3: Base Traffic Volumes (Existing Conditions + Main Street Development - by Others)

Job# 049-15-1
12/12/16

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The study intersections were evaluated using the methodologies described above. **Table 2** summarizes the results of the existing and base operating conditions analyses with average delays at the study intersections during the AM and PM weekday peak hours. Sidra, a similar but different computer program was used for the analysis of the roundabout. It should be noted that while similar, the LOS and delay computations should not be directly compared between synchro and Sidra.

Table 2: Existing and Base Operating Conditions

Traffic Movement	*AM Peak Hour*		*PM Peak Hour*	
	Existing	*Base*	*Existing*	*Base*
MO Route 100 & Taylor Road/Overlook Hill Drive (Signalized Intersection – Synchro)				
Eastbound Route 100 Approach	B (16.9)	B (17.0)	B (17.5)	B (17.8)
Westbound Route 100 Approach	B (13.3)	B (13.3)	B (13.2)	B (13.3)
Northbound Taylor Road Approach	C (27.2)	C (28.1)	C (24.1)	C (24.6)
Southbound Overlook Hill Dr. Approach	A (0.0)	A (0.0)	A (0.0)	A (0.0)
Overall Intersection	**B (16.7)**	**B (16.8)**	**B (16.0)**	**B (16.2)**
MO Route 109 & Lafayette Trails Drive/Eatherton Road (Side Street Stop Controlled – Synchro)				
Eastbound Lafayette Trails Dr. Approach	B (11.1)	B (11.2)	B (13.4)	B (13.6)
Westbound Eatherton Road Approach	B (13.8)	C (14.0)	B (12.1)	B (12.3)
Southbound Route 109 Left-Turn	B (11.2)	B (11.4)	B (10.2)	B (10.4)
Overall Intersection	**A (0.4)**	**A (0.4)**	**A (0.3)**	**A (0.3)**
MO Route 100 Westbound Off-Ramps and MO Route 109 (Roundabout – Sidra)				
Eastbound Windsor Meadow Approach	A (6.8)	A (7.1)	A (8.5)	A (9.1)
Westbound Route 100 Off-Ramp	A (5.1)	A (6.3)	A (5.1)	A (7.3)
Northbound Route 109 Approach	B (14.0)	C (15.5)	B (11.3)	B (12.4)
Southbound Route 109 Approach	A (9.1)	A (9.8)	B (14.7)	C (17.5)
Overall Intersection	**B (10.3)**	**B (11.4)**	**B (10.9)**	**B (13.0)**
MO Route 100 Eastbound Off-Ramps and MO Route 109 (Signalized Intersection – Synchro)				
Eastbound Route 100 Off-Ramp	C (30.0)	C (29.6)	D (36.7)	D (36.1)
Northbound Route 109 Approach	B (15.1)	B (15.4)	A (9.3)	A (9.6)
Southbound Route 109 Approach	A (9.0)	A (9.5)	A (6.4)	A (7.0)
Overall Intersection	**B (15.5)**	**B (15.6)**	**B (11.4)**	**B (11.5)**

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

The intersections are currently functioning at very good level of services. Currently, the volume-to-capacity (v/c) ratio for the signalized intersection at Missouri Route 100 at Taylor Road/Overlook Hill Drive is 0.63 in the AM peak hour and 0.55 in the PM peak hour for the existing condition. The signalized intersection of Missouri Route 100 Eastbound Off-Ramps at Missouri Route 109 is 0.72 in the AM peak hour and 0.65 in the PM peak hour for the existing condition.

The v/c increases very slightly to 0.64 in the AM peak hour and 0.56 in the PM peak hour at Missouri Route 100 and Taylor Road/Overlook Hill Drive for the base condition. It should be noted that due to the low southbound traffic volume at Overlook Hill Drive, the existing signal essentially functions as a three-legged signalized intersection until a southbound car until a southbound car arrives which is quite infrequently. The v/c at Missouri Route 100 Eastbound Off-Ramps and Missouri Route 109 does not change. For the base condition The roundabout at Route 100 Westbound Off-Ramps and Route 109 operates at acceptable levels with v/c ratios less than 0.74 during the AM peak and 0.63 during the PM peak hour.

Proposed Development

It is our understanding that the property will be developed with the construction of 192 single-family residences. A preliminary site plan provided by the site civil engineer is shown in **Exhibit 4**. As noted above, vehicular access to the proposed development will be provided via a connection to Eatherton Road and a connection to Route 100 opposite Taylor Road.

Trip Generation

As a primary step in this analysis, traffic forecasts were prepared to estimate the amount of traffic that the proposed Brightleaf residential development would generate during the AM and PM weekday peak hours. The traffic was forecasted based upon information provided in the "Trip Generation Manual", Ninth Edition, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the characteristics of various land uses.

Based on the trip generation rates provided by the ITE publication for Land Use Code (210) Single Family Dwelling Unit, the development is expected to generate 145 total trips during the AM peak hour and 190 total trips during the PM peak hour as shown in **Table 3**.

Table 3: Trip Generation Estimate

Land Use (ITE 210)	*# of Lots*	*AM Peak Hour*			*PM Peak Hour*		
		In	*Out*	*Total*	*In*	*Out*	*Total*
Single Family Dwelling Unit	**192**	**35**	**110**	**145**	**120**	**70**	**190**

Trip Distribution

The traffic generated by the proposed residential development was assigned to the adjoining roadway system based on existing and projected traffic patterns, as well as the proximity of other similar uses and the proposed access points for the site. The anticipated directional distribution during the AM and PM peak hours for the residential trips was as follows:

- 50% to/from the east on Missouri Route 100;
- 20% to/from the north on Missouri Route 109;
- 15% to/from the west on Missouri Route 100;
- 10% to/from the south on Missouri Route 109; and
- 5% to/from the south via Taylor Road.

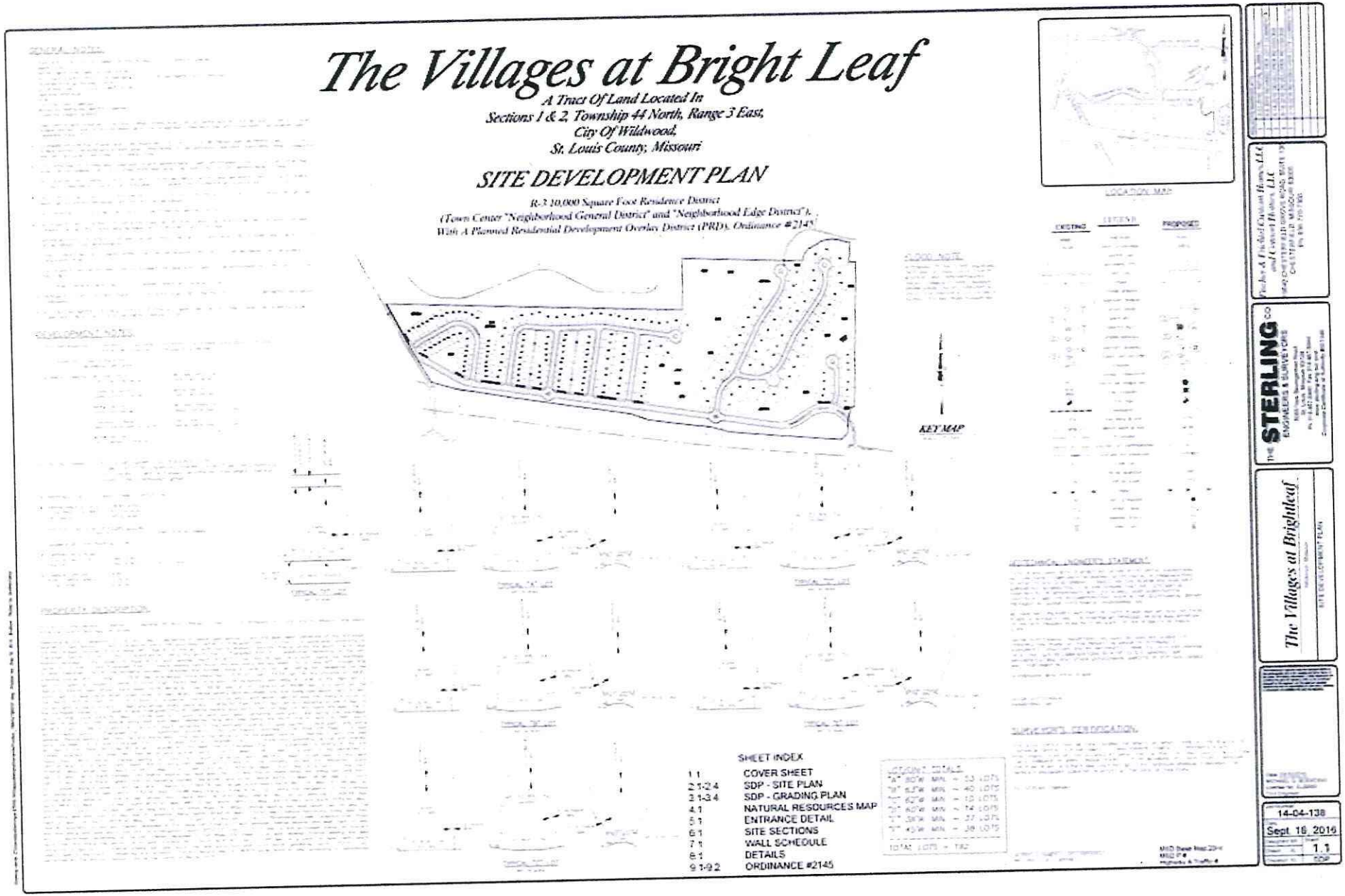

Exhibit 4: Proposed Site Plan (Provided by Others)

In order to account for the new residents oriented to the Green Pines Elementary School, CBB added an additional 10% of new residential trips to exit the residential development via Route 109 and go to the elementary school (along Pond Grover Loop Road/Green Pines Drive) during the AM peak hour. Since there are several routes to access Route 100 from the elementary school, it was assumed that half of the additional school trips would travel back to Route 109 and half travel to the south to Route 100 and the other half of the additional school trips would travel through the adjacent neighborhood and connect up to Route 100 via Westglen Farms Drive.

The review agencies also requested that school trips be addressed during the dismissal peak hours. Since no afternoon traffic counts were completed as part of the original traffic study, it was agreed with MoDOT staff that additional school trips would be added to the PM commuter peak hour counts to identify a more conservative, "worst case" impact at the study intersections. As a result, an additional 10% of new residential trips was added to enter the residential development via Route 109 from the elementary school (accessed via Pond Grover Loop Road/Green Pines Drive) during the PM peak hour. It was assumed that half of the additional PM school trips would enter the school to the east of the Taylor Road (via Forest Leaf Parkway/Westglen Farms Drive) and half would travel westbound on Route 100 through the Taylor Road intersection to northbound Route 109 at the interchange to access the school via Pond Grover Loop Road, and all of the additional school trips would exit the school and travel back to the residential development via Route 109 southbound and turn left onto Eatherton Road. The site-generated traffic volumes and trip distribution were applied as shown in **Exhibit 5**.

Forecasted Build Condition with Residential Development

This site generated traffic (Exhibit 5) was added to the Base Traffic Volumes (Exhibit 3) to reflect the forecasted Build Traffic Volumes for the AM and PM weekday peak hour build conditions as shown in **Exhibit 6**.

Forecasted Build Analyses and Operations

The study intersections were evaluated using the same methodologies as described above. **Table 4** summarizes the results of those analyses with average delays at the study intersections during the AM and PM weekday peak hours.

The summaries below assume that the southbound approach of the new Eatherton Road Extended at Missouri Route 100 (opposite Taylor Road) would consist of a southbound left-turn lane and a shared through/right-turn lane as well as a short westbound right-turn lane on Route 100 at Eatherton Road. An eastbound left-turn lane is already present.

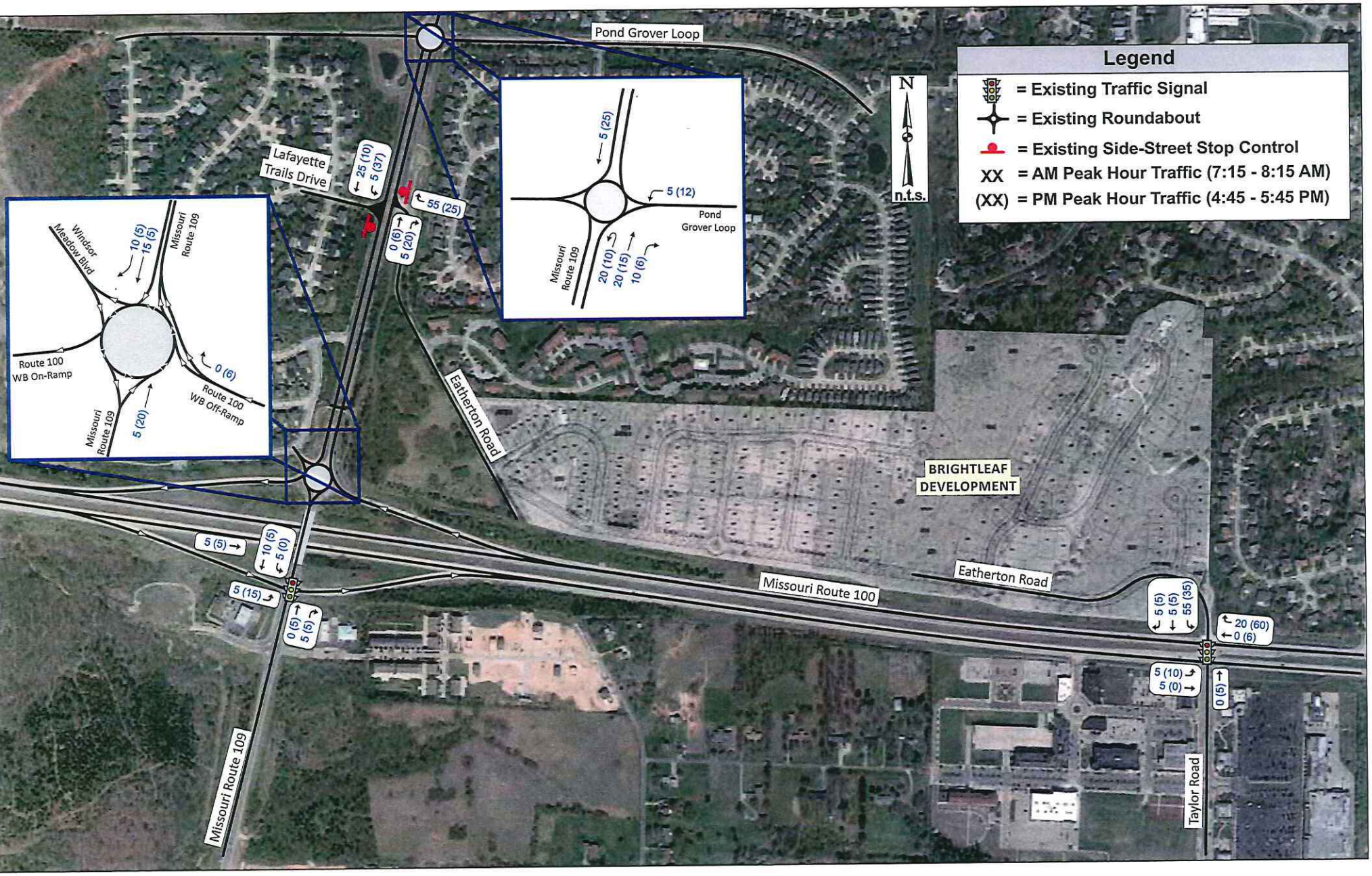

Exhibit 5: Site-Generated Traffic Volumes (Brightleaf Development)

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Exhibit 6: 2016 Build Conditions (Base Condition + Brightleaf Development)

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12/12/16

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As can be seen, all approaches and intersections operate at an acceptable LOS D (or better) without any modification to signal timing. In fact, the v/c ratio for the signalized intersection at Missouri Route 100 and Taylor Road/Overlook Hill Drive in the Forecasted Build Condition is 0.69 in the AM peak hour and 0.58 in the PM peak hour. The signalized intersection at Missouri Route 100 Eastbound Off-Ramps and Missouri Route 109 is 0.73 in the AM peak hour and 0.68 in the PM peak hour for the Forecasted Build Condition. The roundabout also operates at acceptable levels with v/c ratios less than 0.75 during the AM peak and 0.68 during the PM peak hour.

Table 4: Build Operating Conditions

Traffic Movement	AM Peak Hour	PM Peak Hour
MO Route 100 & Taylor Road/Eatherton Road Extended (Signalized Intersection – Synchro)		
Eastbound Route 100 Approach	C (22.6)	C (22.2)
Westbound Route 100 Approach	B (17.6)	B (19.0)
Northbound Taylor Road Approach	D (35.1)	C (29.9)
Southbound Eatherton Rd Extension Approach	D (49.1)	D (45.1)
Overall Intersection	**C (23.0)**	**C (21.8)**
MO Route 109 & Lafayette Trails Drive/Eatherton Road (Side Street Stop Controlled – Synchro)		
Eastbound Lafayette Trails Dr. Approach	B (11.4)	B (13.7)
Westbound Eatherton Road Approach	C (15.6)	B (12.9)
Southbound Route 109 Left-Turn	B (11.5)	B (10.9)
Overall Intersection	**A (0.8)**	**A (0.7)**
MO Route 100 Westbound Off-Ramps and MO Route 109 (Roundabout – Sidra)		
Eastbound Windsor Meadow Approach	A (7.2)	A (9.2)
Westbound Route 100 Ramp	A (6.4)	A (7.5)
Northbound Route 109 Approach	C (15.8)	B (13.0)
Southbound Route 109 Approach	B (10.0)	C (17.8)
Overall Intersection	**B (11.6)**	**B (13.4)**
MO Route 100 Eastbound Off-Ramps and MO Route 109 (Signalized Intersection – Synchro)		
Eastbound Route 100 Off-Ramp	C (29.9)	D (37.8)
Northbound Route 109 Approach	B (15.5)	B (10.3)
Southbound Route 109 Approach	A (9.7)	A (7.6)
Overall Intersection	**B (15.8)**	**B (12.5)**

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

20-Year Conditions

20-Year No-Build Traffic (Base Traffic Plus Background Growth) Traffic Volumes

The 20-Year No-Build Traffic Volumes include an annual growth rate of 0.5%. An additional five years of background growth were included in the 20-year scenario to compensate for the five years expected to build the homes (20 years typical plus 5 years for construction of the subdivision). The 25 years of background growth at 0.5% per year will be assumed for all roadways in the study area. This represents a global increase of approximately 13.3% for the study area over the existing conditions. The 20-Year No-Build Traffic Volumes (2040) are shown in **Exhibit 7**.

2040 Build (2040 No-Build Traffic Plus Proposed Brightleaf Site-Generated Trips) Traffic Volumes

The site generated traffic volumes for the proposed Brightleaf development (Exhibit 5) were added to the 20-Year No-Build Traffic Volumes (Exhibit 7) to determine the total volumes in the 2040 Build conditions with the proposed Brightleaf development. The 20-Year Build Traffic Volumes (2040) are shown in **Exhibit 8**.

20-Year No-Build and Build Operating Conditions

The study intersections were re-evaluated for the 20-Year No-Build and 20-Year Build scenarios using the same methodologies described above. **Table 5** summarizes the results of the 20-Year No-Build operating conditions and 20-Year Build operating conditions with average delays during the AM and PM peak hours.

Again, the build condition assumes that the southbound approach of the new Eatherton Road Extended at Missouri Route 100 (opposite Taylor Road) would consist of a southbound left-turn lane and a shared through/right-turn lane as well as a short westbound right-turn lane on Route 100 at Eatherton Road.

As can be seen, all approaches and intersections operate at acceptable levels of service. The v/c ratio for the signalized intersection at Missouri Route 100 and Taylor Road/Overlook Hill Drive in the 20-Year No-Build Condition is 0.68 during the AM peak hour and 0.61 in the PM peak hour, and for the 20-Year Build Condition the v/c ratios are 0.73 in the AM peak hour and 0.67 in the PM peak hour. The v/c ratio for the signalized intersection at Missouri Route 100 Eastbound Off-Ramps and Missouri Route 109 in the 20-Year No-Build Condition is 0.76 during the AM peak hour and 0.68 during the PM peak hour, and for the 20-Year Build Condition the v/c ratios are 0.77 during the AM peak hour and 0.70 during the PM peak hour.

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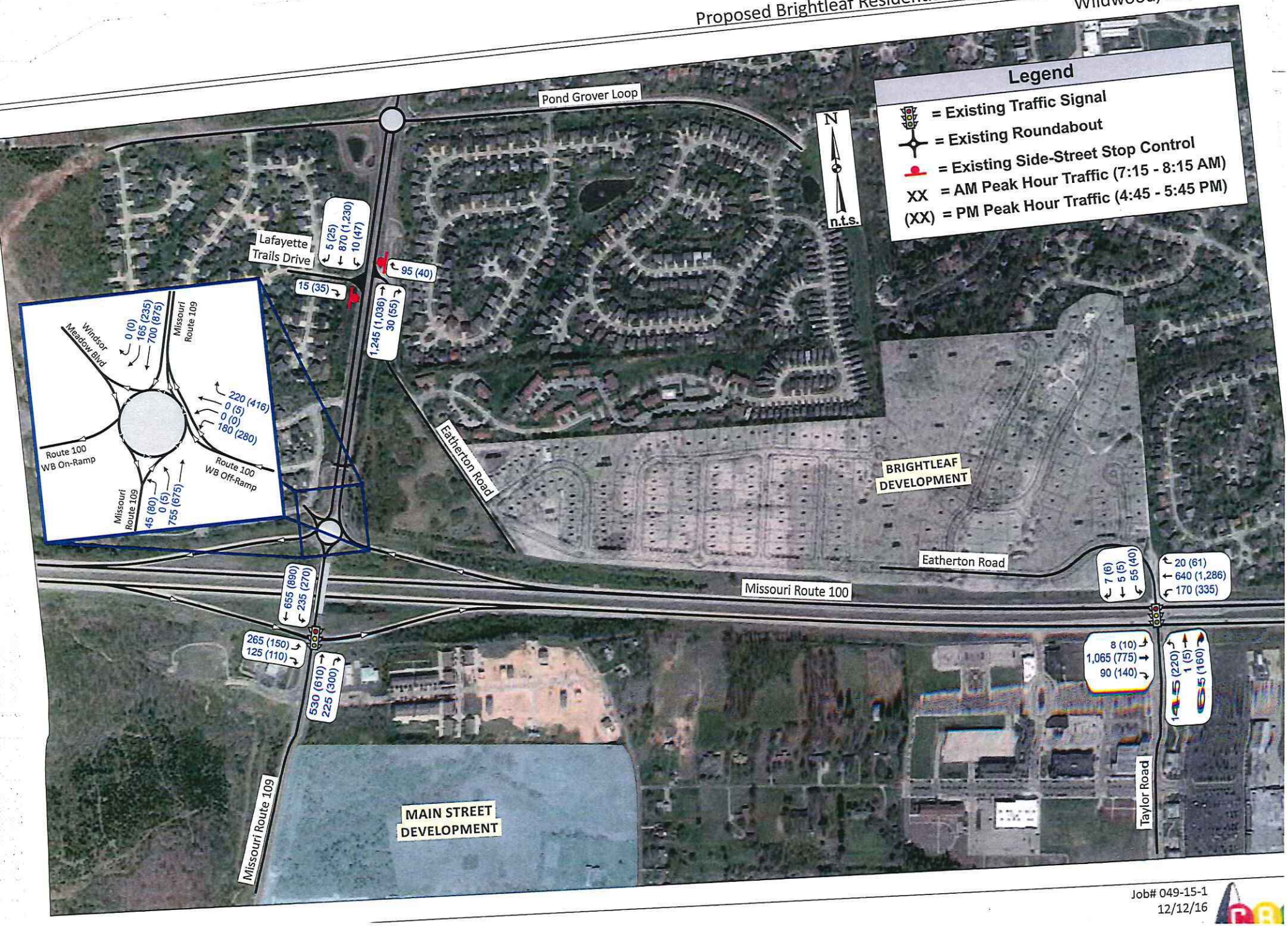
Exhibit 7: 2040 No-Build Traffic Volumes



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The roundabout at Route 100 Westbound Off-Ramps and Route 109 operates at acceptable levels with v/c ratios less than 0.75 during the AM peak and 0.80 during the PM peak hour in the 20-Year No-Build Condition, and v/c ratios less than 0.74 during the AM peak and 0.81 during the PM peak hour in the 20-Year Build Condition.

Table 5: 20-Year Operating Conditions (2040)

Traffic Movement	*AM Peak Hour*		*PM Peak Hour*	
	20-Year No-Build	*20-Year Build*	*20-Year No-Build*	*20-Year Build*
MO Route 100 & Taylor Road/Overlook Hill Drive/Eatherton Road Extension (Signalized Intersection – Synchro)				
Eastbound Route 100 Approach	B (17.8)	C (23.9)	B (19.2)	C (24.9)
Westbound Route 100 Approach	B (14.2)	B (18.6)	B (14.8)	C (22.3)
Northbound Taylor Road Approach	C (31.7)	D (39.0)	C (28.0)	C (34.1)
Southbound Eatherton Rd Extension Approach	A (0.0)	D (54.7)	A (0.0)	D (50.3)
Overall Intersection	**B (18.0)**	**C (24.5)**	**B (17.9)**	**C (25.0)**
MO Route 109 & Lafayette Trails Dr/Eatherton Rd (Side Street Stop Controlled – Synchro)				
Eastbound Lafayette Trails Dr. Approach	B (11.8)	B (11.9)	B (15.0)	C (15.2)
Westbound Eatherton Road Approach	C (15.5)	C (17.7)	B (13.1)	B (13.9)
Southbound Route 109 Left-Turn	B (12.4)	B (12.5)	B (11.1)	B (11.7)
Overall Intersection	**A (0.4)**	**A (0.9)**	**A (0.4)**	**A (0.7)**
Route 100 Westbound Off-Ramps and Route 109 (Roundabout – Sidra)				
Eastbound Windsor Meadow Approach	A (7.8)	A (8.0)	B (10.4)	B (10.5)
Westbound Route 100 Ramp	A (8.2)	A (8.3)	B (10.8)	B (11.3)
Northbound Route 109 Approach	C (21.5)	C (22.0)	C (15.4)	C (16.3)
Southbound Route 109 Approach	B (11.5)	B (11.9)	D (26.2)	D (26.8)
Overall Intersection	**B (14.9)**	**C (15.2)**	**C (18.5)**	**C (19.2)**
MO Route 100 Eastbound Off-Ramps and MO Route 109 (Signalized Intersection – Synchro)				
Eastbound Route 100 Off-Ramp	C (30.6)	C (31.0)	D (35.8)	D (37.2)
Northbound Route 109 Approach	B (18.3)	B (18.4)	B (11.4)	B (12.2)
Southbound Route 109 Approach	B (11.5)	B (11.8)	A (8.9)	A (9.7)
Overall Intersection	**B (17.8)**	**B (18.0)**	**B (13.2)**	**B (14.2)**

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

Summary

CBB has completed a traffic impact study for a proposed 192 single-family residential development on a tract of land in the northwest quadrant of Missouri Route 100 and Taylor Road/Overlook Hill Drive in Wildwood, Missouri. The following summary is provided:

- The new traffic from the proposed Brightleaf subdivision can be accommodated quite well at the study intersections assuming:
    - A southbound left-turn lane and shared through/right-turn lane should be provided on the new Eatherton Road extension approach at the signalized intersection with Missouri Route 100 (opposite Taylor Road). We acknowledge that the future name of the new road may be different than noted herein.
    - A separate westbound right-turn lane should also be provided on Missouri Route 100 at the new Eatherton Road/Taylor Road intersection. The eastbound left-turn lane is already present and will be acceptable as-is.

We trust that you will find this report useful in evaluating the traffic impacts associated with the proposed 192 single-family residential homes (known as Brightleaf) in Wildwood, Missouri. Please contact me in our St. Louis office (314) 878-6644, ext. 12 or Lcannon@cbbtraffic.com should you have any questions or comments concerning this material.

Sincerely,

Lee Cannon

Lee Cannon, P.E., PTOE
Principal – Traffic Engineer

WILDWOOD

Recommendation Report

Site Plan Subcommittee
of the
Planning and Zoning Commission
January 17, 2017 Executive Meeting
"Planning Tomorrow Today"

Petition Number:	**P.Z. 15, 16, and 17-14**
Petition:	**Bordeaux Estates at Wildwood – Plat Two**
Zoning:	R-3 10,000 square foot Residence District, with an Amended Planned Residential Development Overlay District (PRD)
Town Center Designation:	Neighborhood Edge District Designation of the Regulating Plan
Location:	West side of East Avenue, south of Manchester Road
Ward:	Eight
Petitioner's Request:	Approval of a Site Development Plan and related items (including the Landscape Plan) for the use of the one (1) acre tract of land for three (3) single family dwellings on individual lots, with associated roadway improvements for access to them.
Subcommittee Hearing Date:	December 19, 2016
Commission Meeting:	January 17, 2017
Subcommittee Recommendation:	Approval of a Site Development Plan and related items (including the Landscape Plan) for the use of the one (1) acre tract of land for three (3) single family dwellings on individual lots, with associated roadway improvements for access to them
Date and Vote of Planning and Zoning Commission Action:	January 17, 2017 – Approval of a Site Development Plan (SDP) and related items (including the Landscape Plan) by **a vote of 7 to 0** (Voting Aye: Lee, Archeski, Gragnani, Beattie, Bartoni, Manton, and Bowlin).
Summary of Proceedings:	The Site Plan Subcommittee of the Planning and Zoning Commission held its meeting on December 19, 2016 and heard a presentation from the Department of Planning and petitioner's representative about the development of Plat 2 of the Estates at Bordeaux Subdivision, which was originally approved in 2010 by the City of Wildwood. The presentation began with the Department of Planning noting these three (3) lots are an extension of the existing eighteen (18) lot subdivision that is located immediately to the south of this one (1) acre parcel of ground. The eighteen (18) lot subdivision was referenced as Plat 1 in discussions on this site and is completed, with all units occupied. This one (1) acre parcel of ground was purchased at the same time of the larger parcel of ground located to the south, but, unlike the Plat One portion, it was part of the Town Center boundary.

The Department then described some of the specifics relating to this development, which included the following:

a. The lots will all be greater than 14,600 square feet in size and have setbacks that are as follows: twenty (20) feet for the front yard areas, six and ten (10) feet for the side yard areas, and thirty (30) feet for the rear yard areas.
b. The width of these lots will be a minimum of ninety-eight (98) feet at the front building line and are now authorized for front-entry garages (formerly required to be only side-entry types, which prompted this reconsideration of the Site Development Plan (SDP) package).
c. The lots are relatively flat and have limited slope associated with them.
d. The petitioner is required to improve East Avenue along the site's frontage to the City's Streetscape Standard for a "road," which includes a twenty-two (22) foot wide pavement area, within a forty (40) foot wide public right-of-way area, much of which already is in place. To obtain the requested forty (40) foot width required for this right-of-way area, the petitioner is to dedicate a minimum of five (5) feet of land area along the property's entire frontage length for this purpose. Along with the pavement area, tree lawns and sidewalks are provided within this right-of-way. The sidewalk width on the west side of East Avenue is required to be six (6) feet, with the tree lawn area at a minimum distance of eight (8) feet. The east side of East Avenue, since it is not part of petitioner's site, has a different design, which incudes a four (4) foot sidewalk width and a comparable tree lawn area.
e. The dedication of a five (5) foot wide easement area about the edge of the right-of-way for additional improvements and utilities is indicated as well.
f. The installation of trees in the tree lawn area, at a minimum of thirty (30) feet of spacing between the plantings, is planned.
g. The inclusion of bio-retention strips and amended soils were required for the purposes of these three (3) lots by the Metropolitan St. Louis Sewer District (MSD), despite the current project being calculated as part of the original development of the eighteen (18) lots for stormwater management purposes. These features are located at the rear and side of the lots. The downspouts from the planned dwellings are directed to these amended soil areas for treatment.
h. The plan does include the retention of three (3) large trees on Lot 19, while the remainder of the site is lawn area at this time.
i. The petitioner is not providing any additional public space, since the original eighteen (18) lot project had included more than required at that time, and will still comply with the additional amount needed by the inclusion of these three (3) lots.
j. The site is part of Town Center and has special architectural requirements for the units themselves, which includes many upgraded materials.

The petitioner then offered a brief update of items of concerns or needs, which focused on the following design considerations: the submittal of the revised Landscape Plan that reflects the comments of the City's consultant in this regard and the requirements of the Metropolitan St. Louis Sewer District (MSD) relative to these three (3) lots. The petitioner noted all of these items have or would be addressed,

before the Planning and Zoning Commission completed final action on the Site Development Plan and related items.

The Site Plan Subcommittee members asked a number of questions relating to the project's design, including the design of East Avenue on its east side, the stormwater management issues, and the types of dwellings that might be offered on these three (3) lots. A discussion ensued on these topics, with the following information provided in their regard:

a. The subject site is not responsible for all improvements to East Avenue in its vicinity; therefore, those items that exist on the east side of this roadway will remain, which were constructed as part of the adjacent lot's rezoning by St. Louis County many years ago for a feed store. However, the existing sidewalk is extended into Plat 1 of the Estates at Bordeaux Subdivision for a continuous pedestrian path.
b. The additions of amended soils and bio-retention features were requested by the Metropolitan St. Louis Sewer District (MSD) on this project for water quality purposes and will include plantings in these strips. The maintenance of these facilities was discussed and the petitioner's representative noted their respective maintenance would not be by the Homeowners Association, but by each of the owners collectively.
c. The type of units will be very similar to the dwellings already constructed in Plat 1, except have different building materials in terms of siding, roofing, and other treatments, including a larger, and more prominent, front porch area associated with each of them.

With the responses, this introductory portion of the meeting was concluded.

Rationales for Recommendation: The Site Plan Subcommittee of the Planning and Zoning Commission has completed its review of the aforementioned Site Development Plan and related items (including the Landscape Plan) and believes they meet the site-specific ordinance's requirements in this regard. The members of the Subcommittee would also note the following items:

a. The development of this site, with similar types of units, will bring this project to an anticipated successful closure after many years of activity.
b. The units are required to utilize fiber cement siding, architectural shingles, carriage doors, with windows, for the garages, a minimum of an eight (8) foot interior ceiling height, and front porches that are minimum of 7.5 feet in depth. These requirements allow for an improved appearance and longevity of the dwellings.
c. The design of the infrastructure, including the system of sidewalks, creates an appealing environment for walkers, runners, and others to enjoy the City's nearby trail system.
d. The design of the sidewalks associated with the lots accommodates the requirements of the Americans with Disabilities Act (ADA) standards.

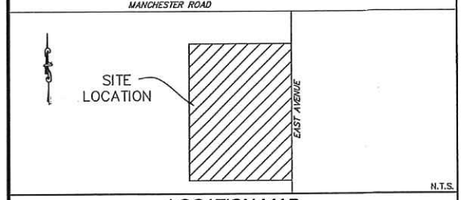
e. The street specifications of East Avenue are retained in terms of its current width, which necessitates a parking restriction on it to ensure fire district access to the hydrants required there.
f. The Metro West Fire Protection District has granted its approval of the design.
g. The City's consultant has approved the revised Landscape Plan.

Conversely, the Subcommittee has identified two (2) ancillary items that need to be emphasized, as part of this recommendation report. In identifying these items, the Subcommittee recommends the following considerations be addressed or otherwise acknowledged for future action, if needed:

a. The City Council will have final review authority of the revised and amended indentures for the overall subdivision and the Subcommittee wants to ensure that any changes provides for an appropriate integration of these units with the others (in Plat One).
b. The overall architecture of the units will require final action by the City's Architectural Review Board, per the governing site-specific ordinance for the project (this approval has already been granted by the City's Architectural Review Board on *August 11, 2016*).

Summary and Recommendation: Based upon the stated rationales and needed compliance items, the Subcommittee recommends the Planning and Zoning Commission approve the Site Development Plan and related items (including the Landscape Plan). The support for this action is provided in this report. This recommendation is also contingent on the petitioner complying with the approved plan and its required components throughout the development of the site and its related units and infrastructure.

Site Development Plan



LOCATION MAP

GENERAL NOTES

1. Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor, and shall be located prior to any grading and/or construction of improvements.

2. No area shall be cleared without permission of the developer and the City of Wildwood, MO. All Land disturbance shall be consistent with City approved plans.

3. Owner/Developer assumes full responsibility as to the performance of the grading operation and assurance that all properties and City, County and State roads will be adequately protected.

4. Soil preparation and re-vegetation shall be performed according to City of Wildwood requirements.

5. Soil Stabilization shall be completed within five (5) days of clearing or inactivity in construction. If seeding or another vegetative erosion control method is used, it shall become established within two (2) weeks or the site shall be reseeded or a non-vegetative option employed.

6. The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.

7. Required roadway improvements must be completed prior to any occupancy of the 3 proposed dwellings.

8. Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to City of Wildwood, MO. and the Missouri Department of Natural Resources (MDNR).

9. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

10. If straw bales or silt fences are destroyed by heavy rains, vandalism, etc., they are to be replaced immediately by contractor.

11. During the course of construction or excavation, owners, contractors and builders are required to clean up all paper, refuse, sticks, lumber and other building waste, and all other waste materials daily and to prevent the same from blowing or otherwise being scattered over adjacent public or private property..

12. Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.

13. All construction and materials shall conform to City of Wildwood Standards.

14. All storm sewers shall be Reinforced A.S.T.M. C-76, Class III minimum, unless otherwise shown on the plans.

15. All storm sewer pipe in the roadway easement shall be reinforced concrete pipe (A.S.T.M. C-76, Class III minimum).

16. The Contractor shall prevent all storm/surface water, mud or construction debris from entering the existing sanitary sewer system.

17. All sanitary and storm sewer construction shall conform to current Metropolitan St. Louis Sewer District (MSD) Standards and Specifications.

18. Gas, water, and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers including house laterals.

19. The Metropolitan Sewer District shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspections.

20. The developer is required to provide adequate storm water systems in accordance with City of Wildwood and M.S.D. Standards.

21. All sidewalks and associated accessibility improvements & terminations to be constructed to the City of Wildwood ADA Standards.

22. All proposed improvements shall be constructed to City of Wildwood Standards.

23. All affected offsite property owners shall be given notice 48 hours in advance of any work.

24. Any disturbed off site property (i.e. bushes, fences, mailboxes, etc.) shall be replaced in kind at the developer's expense.

25. A backflow preventer shall be installed on all sanitary sewer laterals.

STORMWATER MANAGEMENT NOTE:
LAND AREA DISTURBED = 0.67 ACRES

ANY FURTHER LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED TO THIS PLAN, P-30376-00.)

PREPARED FOR

MRM MANLIN DEVELOPMENT GROUP INC
7729 CLAYTON ROAD
CLAYTON, MO 63117
CONTACT: MIKE MANLIN
314-222-7088

DEVELOPMENT NOTES:

1. Site Address: 2615 East Avenue
Wildwood, MO 63040

2. Owner Information: Bordeaux Estates Development LLC
2629 East Ave
Grover, MO 63040

3. Area of Tract: 1.03 Ac
(Caulks Creek Surcharge: 1.03ac x $2750.00/ac = $2,832.50)

4. Present Zoning: R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), Approved by Ord. No. 2080, amended by Ord. No. 2188.

5. Dimensional Town Center Standards (Per Neighborhood Edge District requirements):

Lot Width:	Houses – 53' Minimum/100' Maximum
Lot Depth:	80' Minimum/250' Maximum, w/ front driveway access
Front Yard:	Facades must be placed 10' to 35' from front line
Front Yard Exception:	Stoops, balconies, porches, and bay windows may encroach front setback between grade and a 10' clearance height
Side Yard:	Ten (10) to thirty (30) feet
Rear Yard:	Twenty-five (25) feet
Elevation:	Ground floor of buildings at the front facade shall be at least 1.5' above grade, except garages shall be at grade

6. Dimensional Standards (Modified by Planned Residential Development):
Front Yard: Twenty (20) feet
Side Yard: Six (6) feet, (10) feet on perimeter of PRD boundaries
Rear Yard: Thirty (30) feet

7. Parking Calculations:
3 dwelling units x 2 spaces / dwelling unit = 6 Parking Spaces Required
6 Parking Spaces have been provided

8. Maximum allowed units per Planned Residential Development:
44,008 s.f. / 10,000 s.f. = 4 dwelling units

9. Minimum Public Space Required:
4 Ac / 100 units x 3 units = 5,227.2 s.f.

10. Public Space Provided:
The adjacent Bordeaux Estates at Widwood development provided Public Space in excess of the minimum required amount for said development. The excess Public Space listed below will satisfy the Public Space requirements for this development nt.

Bordeaux Estates Plat 1:

Required:
4 Acres/100 units x 18 Units = 31,363 s.f.

Provided:

Public Land Dedication:		31,365 s.f.
Private Common Ground:	148,976 s.f. / 2 =	74,488 s.f.
Total Phase 1 Public Space:		75,774 s.f.

Excess:
75,774 s.f. – 31,363 s.f. = 44,411 s.f. excess

Bordeaux Estates Plat 2:

Required:
4 Acres/100 units x 3 Units = 5,227 s.f.

Provided:
Phase 1 Public Space Excess = 44,411 s.f.

Excess:
44,411 s.f. – 5,227 s.f. = 39,184 s.f.

11. Property served by the following:

Water	Missouri American Water Company
Sewer	Metropolitan St. Louis Sewer District
Telephone	AT&T
Gas	Laclede Gas
Electric	Ameren UE
Metro West Fire Protection District	
St. Louis County Police Department – Wildwood Precinct	
Rockwood School District	
City Council Ward Eight	

12. According to the FIRM Flood Insurance Rate Map 29189C0260 K Dated February 04, 2015, this development is located in Zone X unshaded, Areas determined to be outside the 500-year floodplain.

13. All proposed utilities shall be installed underground.

14. All landscaping shall be installed per City Ordinance.

15. All lighting shall be installed per City Ordinance.

16. A SWPPP compliant with Federal, State, and local requirements will be prepared for management of stormwater runoff to prevent siltation and erosion leaving the site.

17. Adequate stormwater systems in accordance with the standards of Metropolitan St. Louis Sewer District and the City of Wildwood will be provided.

Differential Runoff Calculations: 1.03 Ac x (2.39 cfs/ac – 1.70 cfs/ac) = 0.71 cfs

Channel Protection Volume and Flood Detention will not be required at this time.

Water Quality volume storage and filtration will be provided as required by MSD.

All future development will be cumulative including this project.

18. All grading and drainage shall be per City of Wildwood and the Metropolitan St. Louis Sewer District (MSD) standards.

19. Finish grade slopes shall not exceed 3 (horizontal) : 1 (vertical), unless supported by a geotechnical report. Which has been accepted/approved by the City of Wildwood, MO.

20. Stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate natural discharge points.

21. All proposed signage shall be consistent with that of the Bordeaux Estates Plat One development.

22. All proposed street lights shall be consistent with that of the Bordeaux Estates Plat One development.

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

STATEMENT OF STATE PLANE COORDINATE TIE:
STATE PLANE COORDINATES WERE DETERMINED ON MAY 8, 2014 USING SPECTRE PRECISION NOMAD EPOCH 35 FROM THE PROJECT SITE TO CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOSI HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 302840.24 METERS AND EAST (X) = 253367.36 METERS, WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS FOR PROPERTY BOUNDARY SURVEYS (10CSR 30-2 AND 20 CSR 30-16, EFFECTIVE AT THE DATE OF THIS SURVEY) AS AN "URBAN PROPERTY" RELATIVE TO STATION MOSI

AVERAGE COMBINED GRID FACTOR = 0.999913777
(1 METER = 3.28083333333 FEET)
TO ROTATIONAL DIFFERENCE FROM THE DEED BEARINGS TO THE STATE PLANE BEARING IS COUNTERCLOCKWISE 00°12'51"

MRM Development Group
(Owner's Name)

In connection with a change in zoning for the following described property from RS-A to R-3 PRD.

A tract of land being part of the North 1/2 of the Northwest 1/4 of Section 12, Township 44 North, Range 3 East and described as follows:

Beginning at a point being the Northwest corner of Lot 1 of Bordeaux Estates at Wildwood, a subdivision plat recorded in Plat Book 358, Page 211 of the St. Louis County Records: thence North 1 Degree 7 Minutes 38 Seconds East, 299.72 feet to a point; thence South 89 Degrees 30 Minutes 24 Seconds East, 150 feet to a point: thence South 1 Degree 7 Minutes 38 Seconds West, 299.72 feet; thence North 89 Degrees 30 Minutes 24 Seconds West, 150.00 feet to the point of beginning.

MRM Manlin Development, the owner of the property shown on this plan for and in consideration of being granted a permit to develop said property under the provisions of Section_____ of the City's Zoning Code and the_____, do hereby agree, declare, and covenant that from the date of recording of this plan, the property shall be developed only as shown herein. This covenant shall run with the land, and shall be enforceable pursuant to Sections 67.870 through 67.900 R.S. Mo. by the City of Wildwood's Planning and Zoning Commission to promote orderly development. This plan may be amended or supersede by the Planning and Zoning Commission or modified by the Department of Planning or voided by order of the City of Wildwood's City Council, each as more particularly authorized by the City of Wildwood's Zoning Code now and hereafter in affect.

_____
Mike Manlin
MRM Development Group

State of Missouri }
County of St. Louis } SS

On this _____day of _____ 20_____, before me personally appeared _____ to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In testimony whereof, I have set my hand and affixed my official seal in the county and state aforesaid the day and year last above written.

My commission expires:_____

Notary Public:_____

Print Name:_____

This plan was approved by the City of Wildwood's Planning and Zoning Commission in accordance with the provisions of Section_____ of the Zoning Code. This plan shall be developed under the conditions herein prescribed by Ordinance_____, which was approved by the City Council of the City of Wildwood, Missouri on_____.

_____
Joe Vujnich, Director of Planning

_____
Date

I, Elizabeth Weiss, City Clerk of the City of the City of Wildwood, St. Louis County, Missouri do hereby certify the Site Development Plan submitted for this residential development is required under ordinance_____, which was approved by the City Council on_____. Said ordinance of the same appears on record in my office as testimony whereof, I hereunto now set my hand and affix the official seal of the City of Wildwood, Missouri, St. Louis County on this_____ day of_____, 20___

_____
Elizabeth Weiss, City Clerk

CITY OF WILDWOOD
JAN 12 2017
DEPT OF PLANNING & PARKS

This is to certify that during the month of _____, 2016, I prepared a report regarding the soils and natural resource evaluation of the subject property. The report and information contained on this plan relating to the same is in compliance with Section 1005.200, "Natural Resource Protection Standards and Procedures" of the City of Wildwood, Missouri

_____ _____
SOILS ENGINEER DATE

PROJECT BENCHMARK

ST. LOUIS COUNTY BENCHMARK – 16-131 (N.G.V.D. 29)
PUBLISHED ELEV. 784.36
COLLECTED ELEV. 787.99

DESCRIPTION: A STANDARD DNR ALUMINUM DISC STAMPED "SL-93, 1991" SET IN A 12" DIAMETER CONCRETE POST. LOCATED 23.0 FEET SOUTHWEST OF THE CENTERLINE OF MANCHESTER ROAD; 11.7 FEET SOUTHWEST OF THE EDGE OF PAVEMENT; 83.0 FEET NORTHWEST OF THE CENTERLINE OF SCHOOL DRIVEWAY.

SITE BENCHMARK

FOUND CROSS IN CONC WALK – ELEV. 791.51

A CROSS FOUND IN THE CONCRETE SIDEWALK ON THE WESTERN SIDE OF EAST AVE. DESIGNATING THE SOUTHEAST PROPERTY CORNER OF 2629 EAST AVE. LOT 1 OF BORDEAUX ESTATES AT WILDWOOD.

AN AMENDED SITE DEVELOPMENT PLAN FOR

BORDEAUX ESTATES AT WILDWOOD PLAT TWO

A TRACT OF LAND BEING PART OF
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF
SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST,
AND AS RECORDED IN D.B. 19913 PG. 2154,
CITY OF WILDWOOD, ST LOUIS COUNTY, MISSOURI
ZONED: R-3 10,000 SQUARE FEET RESIDENCE DISTRICT WITH
A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT,
APPROVED BY ORDINANCE #2080 AND AMENDED BY ORDINANCE #2188

INDEX

1. TITLE SHEET
2. PLANNED DEVELOPMENT REQUIREMENTS
3. PLANNED DEVELOPMENT REQUIREMENTS
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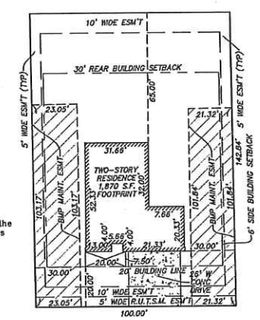
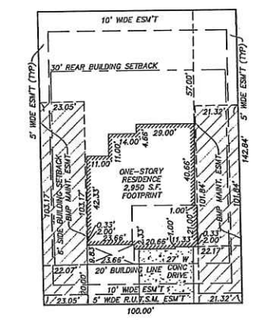
5. GRADING PLAN
6. POST CONSTRUCTION BMP
7. BMP DRAINAGE AREA MAP
8. PRE CONSTRUCTION DRAINAGE AREA MAP
9. POST CONSTRUCTION DRAINAGE AREA MAP
10. SWPP PLAN
11. SWPPP DETAILS
12. LANDSCAPE PLAN



TYPICAL LOT



TYPICAL LOT

*SIDE YARD BUILDING SETBACK – 6 FEET, EXCEPT ON PERIMETER, WHICH IS 10 FEET

Land Description

A tract of land in the Northwest Quarter of Section 12, Township 44 North, Range 3 East of the Fifth Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the intersection of the East line of Center Avenue, 30 feet wide, with the North line of "Westridge Oaks Plat 1", a subdivision according to the plat thereof recorded in plat book 338, pages 53-56 of the St. Louis County Records; thence along said East line of Center Avenue, North 00 Degrees 28 minutes 56 seconds East 820.00 feet; thence leaving said East line along the South line of property conveyed to Helene T. Behrend and Mark J. Behrend by deed recorded in book 16935, page 1916, North 89 degrees 54 minutes 36 seconds East 150.64 feet to the ACTUAL POINT OF BEGINNING of the described tract of land herein; thence along the East line of said Behrend property, and the East line of property conveyed to Ada M. Krausch, Trustee by deed recorded in book 16969, page 2971 of said records, North 00 degrees 28 minutes 56 seconds East 300 feet to the South line of "Grover Heights", a subdivision according to the plat thereof recorded in plat book 20, page 35 of said records; thence along said South line of "Grover Heights", North 89 degrees 54 minutes 36 seconds East 150.00 feet to the West line of East Avenue, 40 feet wide, thence along said West line of East Avenue, South 00 degrees 28 minutes 56 seconds West 300.00 feet; thence South 89 degrees 54 minutes 36 seconds West 150.00 fee to the POINT OF BEGINNING, containing 1.033 acres to calculations by Bax Engineering Company, Inc., during August, 2009.

SYMBOL LEGEND

×	FOUND CROSS	EB	ELECTRIC BOX	TV	CABLE TV BOX
○	IRON PIPE	EM	ELECTRIC METER		LIGHT STANDARD
	BENCHMARK		POWER POLE		CLEAN OUT
TP	TEST HOLE		GUY WIRE		SANITARY MANHOLE (EXISTING)
TS	TRAFFIC SIGNAL BOX	GM	GAS METER		STORM SEWER MANHOLE (EXISTING)
	PHONE BOX	GV	GAS VALVE		STORM SEWER DRAIN (EXISTING)
	UTILITY MANHOLE	WM	WATER METER		GRATE INLET (EXISTING)
	BOLLARD	WV	WATER VALVE		AREA INLET (EXISTING)
	MAILBOX		HYDRANT		GENERAL SURFACE DRAINAGE
	SIGN		WATER SHUT OFF	515	EXISTING CONTOUR
	POST		SPRINKLER HEAD		TREE LINE
	EXISTING SHRUB		IRRIGATION VALVE BOX	8" PVC	SAN. SEWER (EXISTING)
	EXISTING DECIDUOUS TREE		WELL	12" CMP	STORM DRAIN (EXISTING)
	EXISTING EVERGREEN TREE				

P-30376-00, BASEMAP 24V1

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BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
TITLE SHEET

STATE OF MISSOURI
ROBERT S. TIEMANN
NUMBER PE-2016001308
PROFESSIONAL ENGINEER

Date: Dec-15, 2016
Robert Tiemann
License No. PE-2016001308
Civil Engineer

PROJECT NUMBER: 14-0782

DATE: 12/15/16

DRAWN BY: MLP

BILL NO.: 2188 **ORDINANCE NO.: 2188**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2080 TO ALLOW FRONT-ENTRY GARAGE DESIGNS. (Ward Eight)

WHEREAS, on January 26, 2015, the City Council, pursuant to Ordinance #2080 approved a Planned Residential Development Overlay District for a proposed three (3) lot residential subdivision in the City's Town Center Area pursuant to a request from Manlin Development Company (the "Developer"); and

WHEREAS, the Developer has submitted plans and building elevations for review by the City; and

WHEREAS, subsequent to consideration of such plans and elevations by the Planning and Zoning Commission's Site Plan Subcommittee, the Developer requested amendments to Ordinance #2080 to allow for front-entry garages, in lieu of side-entry garages provided for therein, and to modify construction material requirements; and

WHEREAS, the Planning and Zoning Commission considered the requested amendment at a meeting on April 4, 2016, and recommended no change to Ordinance # 2080, the specifics of such recommendation being set forth in the recommendation of the Planning and Zoning Commission submitted to the City Council dated April 4, 2016, and regarding PZ 15, 16 and 14-17, a copy of which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the City Council held a public hearing to consider the amendment on May 23, 2016, at which interested persons were offered an opportunity to speak; and

WHEREAS, at its meeting on May 23, 2016, the City Council directed the Department of Planning to prepare draft legislation amending Ordinance #2080 for consideration by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. That Ordinance #2080 of the City of Wildwood, Missouri, be and is hereby amended by deleting Sections One and Two thereof in their entirety and enacting, in lieu thereof, new Sections One and Two, to read as follows:

Section One. The City of Wildwood's Zoning Ordinance and Official Zoning District Maps, all made a part thereof and incorporated herein, are hereby amended relative to the property legally described in this Section One, along with the accompanying Amended Planned Residential Development Overlay District on the same site, while the Regulating Plan of the Town Center and Comprehensive Zoning Plan of the Charter remain unchanged by this action (Town Center "Neighborhood Edge"):

A tract of land in the North half of the Northwest Quarter of Section 12, Township 44 North, Range 3 East of the Fifth Principal Meridian, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the intersection of the East line of Center Avenue, 30 feet wide, with the North line of "Westridge Oaks Plat 1", a subdivision according to the plat thereof recorded in Plat Book 338, Pages 53-56 of the St. Louis County Records; thence along said East line of Center Avenue, North 00 degrees 28 minutes 56 seconds East 820.00 feet; thence leaving said East line and along the South line of property conveyed to Helene T. Behrend and Mark J. Behrend by deed recorded in Book 16935, Page 1916 of said records, North 89 degrees 54 minutes 36 seconds East 150.64 feet to the ACTUAL POINT OF BEGINNING of the description herein; thence along the East line of said Behrend property, and the East line of property conveyed to Ada M. Krausch, Trustee by deed recorded in Book 16969, Page 2971 of said records, North 00 degrees 28 minutes 56 seconds East 300.00 feet to the South line of "Grover Heights", a subdivision according to the plat thereof recorded in Plat Book 20, Page 35 of said records; thence along said South line of "Grover Heights", North 89 degrees 54 minutes 36 seconds East 150.00 feet to the West line of East Avenue, 40 feet wide; thence along said West line of East Avenue, South 00 degrees 28 minutes 56 seconds West 300.00 feet; thence South 89 degrees 54 minutes 36 seconds West 150.00 feet to the POINT OF BEGINNING, containing 1.033 acres according to calculations by Bax Engineering Company, Inc., during August, 2009.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation of the City Council from its public hearing discussion held on May 23, 2016, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of three (3) detached single family dwellings on individual lots, with common ground, and all permitted accessory structures normally found in conjunction with the primary uses.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of 14,600 square feet in size. The minimum width of any lot within this P.R.D. Overlay District shall be ninety-eight (98) feet in distance. This width shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of eighteen (18) inches in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across at least twenty percent (20%) of the façade's elevation facing the frontage line, at a minimum depth of no less than seven point five (7.5) ~~six (6)~~ feet from its street-side edge to the front of the garage doors. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to three (3) of the single family detached units within this development from East Avenue, while the garages on each of the units ~~shall~~ may be front ~~side~~-entry designs ~~only~~, but must be carriage types as well, including windows, as determined by the City's Architectural Review Board to be appropriate. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.

e. The first story, interior clear height for all single family dwellings shall be not less than eight (8) feet.

f. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer, board, wood, brick, and/or stone. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the

Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

1. Twenty (20) feet from any right-of-way line.
2. Six (6) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
3. Thirty (30) feet from any rear yard property line.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the edge of the public right-of-way a minimum of twenty (20) feet.

Access and Roadway Improvements

c. Dedicate the necessary amount of right-of-way (a minimum of five (5) feet), along with all easements and licenses for construction purposes, for East Avenue to allow for the installation of a minimum forty (40) foot wide public right-of-way area and construction of a twenty-two (22) foot wide pavement, with six (6) foot wide sidewalk on the west side of the street, which adheres to the Town Center Plan's Street Specifications and Streetscape Design requirements as directed by the Department of Public Works. All streetscape elements including, but not limited to, street trees and lights and other amenities shall also be required, per the Town Center Plan.

d. Provide a five (5) foot wide right-of-way, utility, trail, sidewalk, and maintenance easement (RUTSM) along the edge of the public right-of-way of East Avenue to the City of Wildwood for public use forever, with said establishment indicated on the Preliminary and Record Plats for the division of this lot to three (3) properties. Said easement language shall be reviewed by the City Attorney for compliance to City of Wildwood requirements.

e. Access to East Avenue from these three (3) lots shall be limited to three (3) private driveway approaches (one (1) for each allowable lot), which can be no wider than fifteen (15) feet between the established curb line and edge of the right-of-way ~~and the turning apron for the side entry garages~~, all designed in accordance with the City of Wildwood's Street Specifications of the Town Center, and be as directed by the Department of Public Works

Miscellaneous Roadway Requirements

f. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

g. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

h. Construction access shall be from Manchester Road to East Avenue during the development of this site, not Center Avenue or Bordeaux Walk Way.

i. Sidewalks shall be required on all public streets and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

j. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements.

k. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, and street trees and lights.

Parking Requirements - Residential

l. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

Landscape Requirements - Specific

m. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

n. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

o. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

p. A landscaping easement area, being six (6) feet in width, shall be provided on each of the authorized three (3) lots, and be placed in the side yard setback area of each of them, which shall include certain plantings, of a non-seasonal nature, to provide a permanent view screen. These easement areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission for review and approval. Plantings indicated in these easement areas shall be in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

q. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

r. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

s. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

t. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

u. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

v. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

w. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

x. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

y. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

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BORDEAUX ESTATES
AT WILDWOOD PLAT TWO

SITE DEVELOPMENT PLAN

PLANNED DEVELOPMENT REQUIREMENTS

PROJECT NUMBER: 14-0782

DATE: 12/15/16

DRAWN BY: MLP

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling (detached)	$1,085.70 /Parking Space

(Section 415.280 of the City of Wildwood Zoning Code defines a parking space)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

   1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.

   2. All stormwater shall be discharged at an adequate natural discharge point.
   3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
   4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
   5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to East Avenue must be completed prior to the issuance of more than one (1) building permit. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and

private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood. This lot is part of the Town Center Neighborhood Improvement District (NID) for the required wastewater improvements that have been installed thereafter and each of the proposed properties will have an assessment associated with them that is the responsibility of that owner to pay each year.

Potable Water Service

i. The developer shall be required to provide public potable water from the Missouri American Water Company to the property and related homesites. This area has experienced "low pressure" issues and such may effect these three (3) lots. Verification of acceptable service to these three (3) lots shall be in the form acceptable to the City of Wildwood. Additionally, the design and location of this water service system shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan submittal process.

9. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of salutation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling, is 5,227.2 square feet, of which this obligation already having been met in Plat One of the Estates at Bordeaux Subdivision.

Section Two. This ordinance shall be in full force and effect on and after its passage and approval.

Section Three. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

This Bill was passed and approved this 27 day of JUNE, 2016, by the City Council of the City of Wildwood, Missouri, after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer

The Honorable James R. Bowlin, Mayor

ATTEST:

City Clerk DEPUTY

ATTEST:

City Clerk DEPUTY

Editor's Note: Changes to Ordinance #2080 are indicated by red, bolded type, while deletions are shown by a single, strike-through line.

P-30376-00, BASEMAP 24V1

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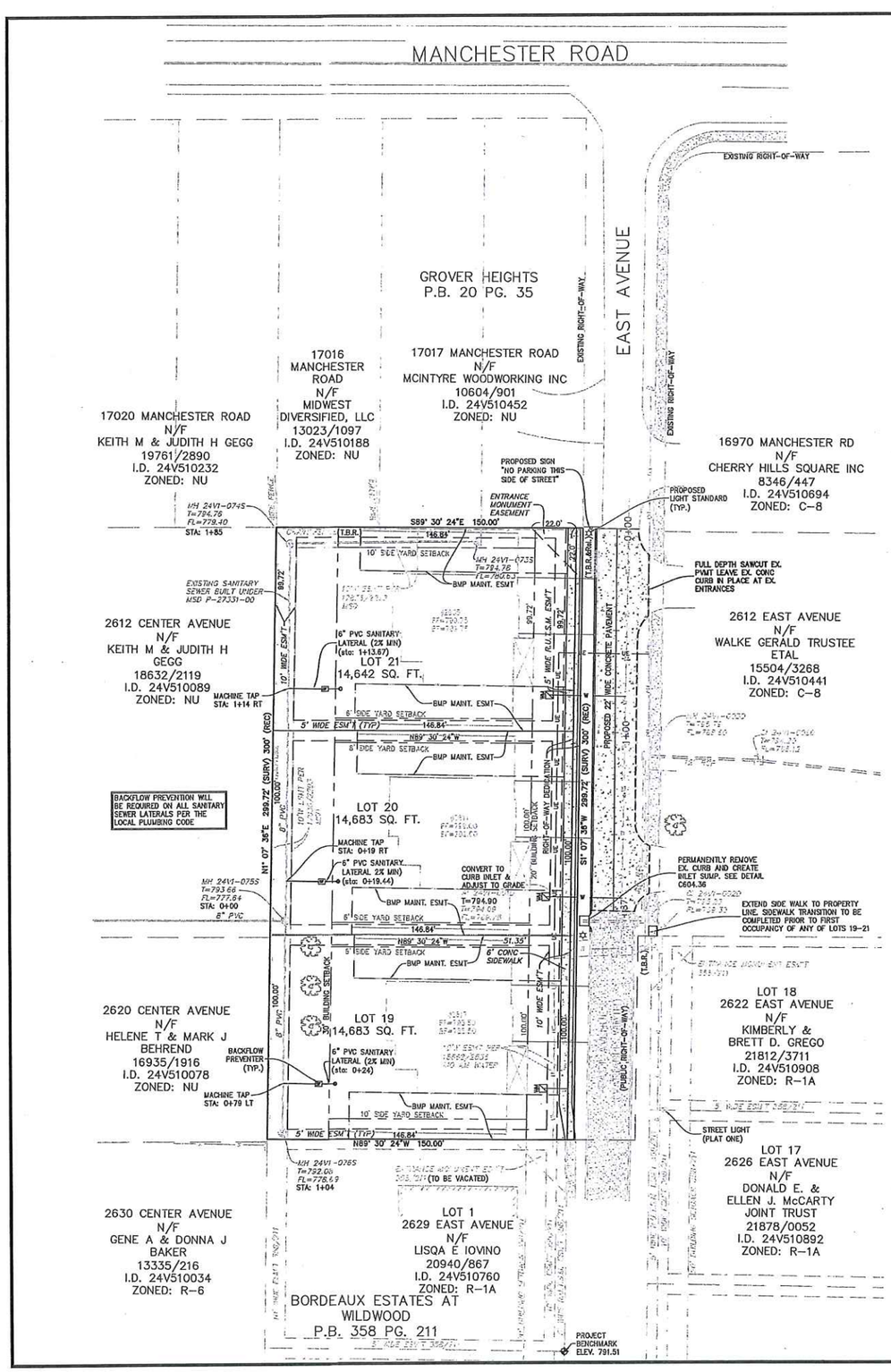
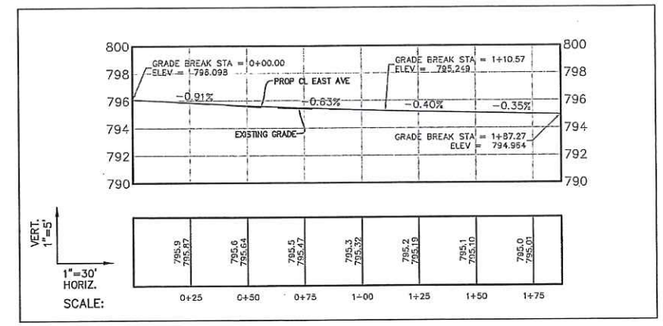
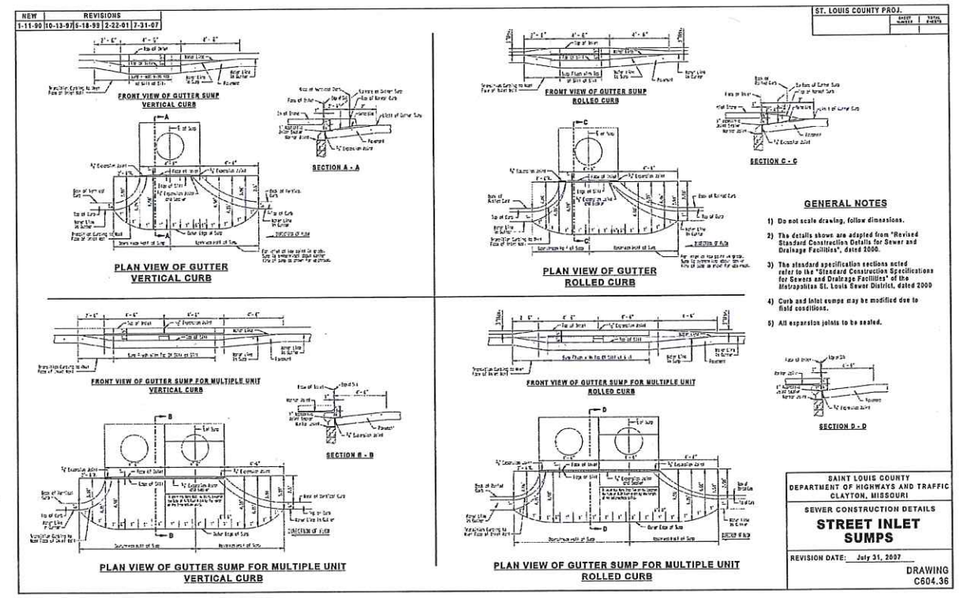
BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
PLANNED DEVELOPMENT REQUIREMENTS

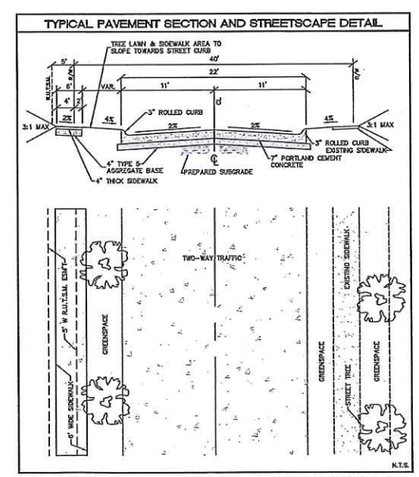
PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP





EAST AVENUE ROAD IMPROVEMENT PROFILE





NOTE: THE PROPOSED 3" ROLLED CURB SHALL BE CONSISTENT WITH THE EXISTING CURB FOUND IN THE BORDEAUX ESTATES PLAT ONE. THE TREE LAWN AREA SHOWN ABOVE SHALL BE A MINIMUM OF 5 FEET IN WIDTH.

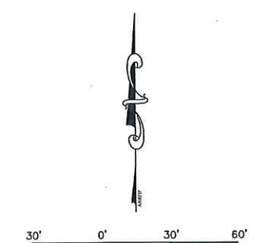
Post Top Lantern

Lamp Wattage	Lumen Output	Monthly Rate*
100 H.P.S.	9,500	$22.93

Overall height is approximately 16 feet on a tapered pole.
*Plus municipal tax where applicable
All post top fixtures require underground wiring (cost of which is not included in the above).
Monthly rate includes fiberglass pole, fixture, lamp electricity and maintenance.

**Additional initial charge applies

All proposed street lights shall be consistent with that of the Bordeaux Estates Plat One development (ie. Early American Post Top Lantern.)



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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

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BORDEAUX ESTATES AT WILDWOOD PLAT TWO

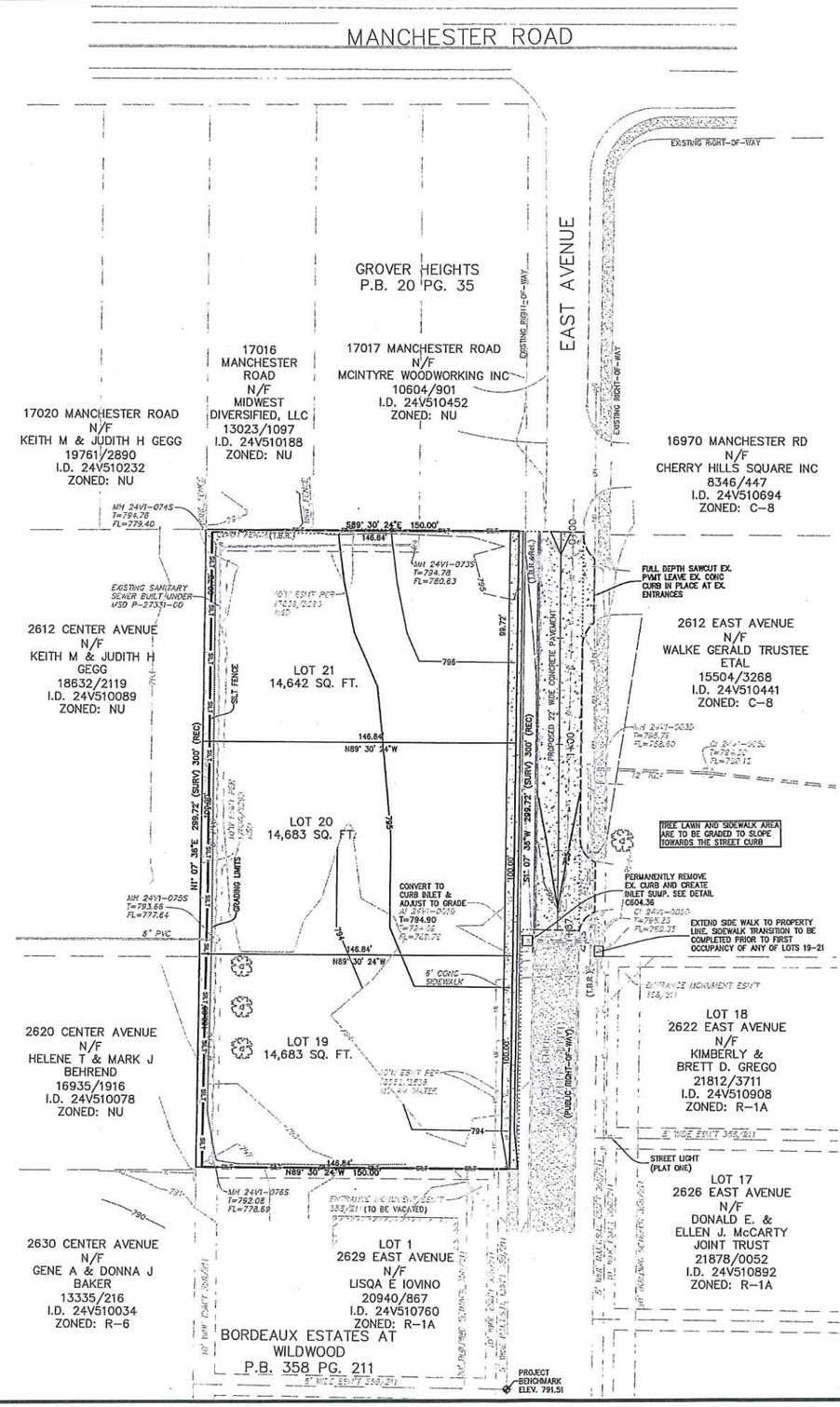
SITE DEVELOPMENT PLAN

FLAT PLAN

PROJECT NUMBER: 14-0782

DATE: 12/15/16

DRAWN BY: MLP



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P-30376-00, BASEMAP 24V1

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BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
GRADING PLAN

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP

AMENDED SOILS DISCONNECT NOTES:

1. CLEAR SURFACE OF OBSTRUCTIONS AND PROPERLY DISPOSE OF. THE SOIL SURFACE SHALL BE REASONABLY FREE OF ALL OBJECTS, INCLUDING STONE AND RUBBLE, GREATER THAN 2 INCHES, AND OTHER MATERIAL WHICH WILL INTERFERE WITH PLANTING AND SUBSEQUENT SITE MAINTENANCE

2. ROTOTILL TO A DEPTH OF 6–8 INCHES FOR TURF COVER AND A MINIMUM OF 12 INCHES FOR ROOTED VEGETATION. IF THE SOIL IS TOO DENSE FOR A ROTOTILLER, THE SOIL SHOULD FIRST BE BROKEN UP INTO LARGER AGGREGATES USING A SOIL RIPPER.

3. IF OBSTRUCTIONS ARE UNEARTHED DURING TILLING, CLEAR OBSTRUCTIONS AND PROPERLY DISPOSE OF.

4. DISTRIBUTE COMPOST EVENLY TO A DEPTH OF 2 INCHES OVER THE SOIL SURFACE

5. RE-ROTOTILL SEVERAL TIMES IN PERPENDICULAR DIRECTIONS TO INCORPORATE COMPOST AND OTHER SOIL AMENDMENTS.

6. COMPLETE WITH FINE GRADING AND SODDING.

7. WATER THOROUGHLY. ALLOW SOIL TO SETTLE FOR ONE WEEK.

8. THE DOWNSPOUTS DESIGNATED FOR DISCHARGE TO SOIL DISCONNECT AREAS SHALL BE DIRECTED TO THEIR DESIGNATED SOIL DISCONNECT AREA AND NOT TO ANY OTHER DISCHARGE LOCATION.

9. THE AMENDED SOILS B.M.P.'S SHALL BE IDENTIFIED AND INDICATED AS PROTECTED, ONCE INSTALLED ON THE THREE (3) PERMITTED LOTS.

10. THE AMENDED SOILS B.M.P.'S SHALL BE MAINTAINED BY THE HOME OWNERS OF EACH INDIVIDUAL LOT.

* COMPOST: COMPOST SHALL BE MATURE, STABLE, WEED FREE, AND PRODUCED BY AEROBIC DECOMPOSITION OF ORGANIC MATTER. COMPOST FEEDSTOCK MAY INCLUDE, BUT IS NOT LIMITED TO: AGRICULTURAL, FOOD OR INDUSTRIAL RESIDUALS; CLASS "A" BIOSOLIDS AS DEFINED IN THE EPA CFR TITLE 40, PART 503; YARD TRIMMINGS, OR SOURCE-SEPARATED MUNICIPAL SOLID WASTE. THE PRODUCT MUST NOT CONTAIN ANY VISIBLE REFUSE OR OTHER PHYSICAL CONTAMINANTS, SUBSTANCES TOXIC TO PLANTS, OR OVER 5% SAND, SILT, CLAY OR ROCK MATERIAL BY DRY WEIGHT. THE PRODUCT SHALL POSSESS NO OBJECTIONABLE BIOSOLIDS. THE PRODUCT MUST MEET ALL ACCEPTABLE USEPA CFR, TITLE 40, PART 503 STANDARDS FOR CLASS "A" BIOSOLIDS. THE MOISTURE LEVEL SHALL BE SUCH THAT NO VISIBLE WATER OR DUST IS PRODUCED WHEN HANDLING THE MATERIAL.

* TESTING: PRIOR TO DELIVERY OF ANY COMPOST TO THE SITE AND AS PART OF SHOP DRAWING REVIEW, THE FOLLOWING DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR TO THE DISTRICT INSPECTOR:

- FEEDSTOCK PERCENTAGE IN THE FINAL COMPOST PRODUCT
- A STATEMENT THAT THE COMPOST MEETS FEDERAL AND STATE HEALTH AND SAFETY REGULATIONS
- A STATEMENT THAT THE COMPOSTING PROCESS HAS MET TIME AND TEMPERATURE REQUIREMENTS
- A COPY OF LAB ANALYSIS, LESS THAN FOUR MONTHS OLD, PERFORMED BY A SEAL OF TESTING ASSURANCE CERTIFIED LABORATORY VERIFYING THAT THE COMPOST MEETS THE PHYSICAL REQUIREMENTS AS DESCRIBED IN TABLE 1.

* SOD: FERTILIZING, SODDING AND WATERIN TO BE IN ACCORDANCE WITH MSD STANDARD CONSTRUCTION SPECIFICATIONS PART B, SECTION F.

TABLE 1

Parameter	Range	Testing Method
pH	5.0-8.5	TMECC 4.11-A
Soluble Salt Concentration	< 10dS/m	TMECC 4.10-A
Moisture	30-60% wet weight basis	SMEWW 2540B
Organic Matter	30-65% dry weight basis	TMECC 5.07-A
Total Nitrogen (N)	>1.00% dry weight basis	TMECC 04.02-D
Phosphate (P_2O_5)	>0.50% dry weight basis	TMECC 04.03-A
Potash (K_2O)	>0.10% dry weight basis	TMECC 04.04-A
Particle Size	95% pass through 5/8" screen or smaller	TMECC 2.02-B
Stability (Carbon Dioxide evolution rates	<20% relative to positive control	TMECC 5.08-B
Maturity (Seed emergence and seedling vigor)	>80% relative to positive control	TMECC 5.05-A
Physical contaminants (man made inerts)	<1% dry weight basis	TMECC 3.08-A
Chemical contaminants	**Meet or exceed US EPA Class A standard, 40 CFR § 503.13, Tables 1 and 3 levels:**	
Arsenic	< 41 ppm	TMECC 4.06-AS
Cadmium	< 39 ppm	TMECC 4.06-CD
Copper	< 1,500 ppm	TMECC 4.06-CU
Lead	< 300 ppm	TMECC 4.06-PB
Mercury	< 17 ppm	TMECC 4.06-HG
Molybdenum	< 75 ppm	TMECC 4.06-MO
Nickel	< 420 ppm	TMECC 4.06-NI
Selenium	< 100 ppm	TMECC 4.06-SE
Zinc	< 2,800 ppm	TMECC 4.06-ZN
Biological contaminants (pathogens)	**Meet or exceed US EPA Class A standard, 40 CFR § 503.32(a) levels:**	
Fecal coliform	< 1,000 MPN per gram, dry weight basis	TMECC 7.01

Recommended compost testing methodologies and sampling procedures are provided in Test methods for the Examination of Composting and Compost (TMECC), and Standard Methods for the Examination of Water and Wastewater.

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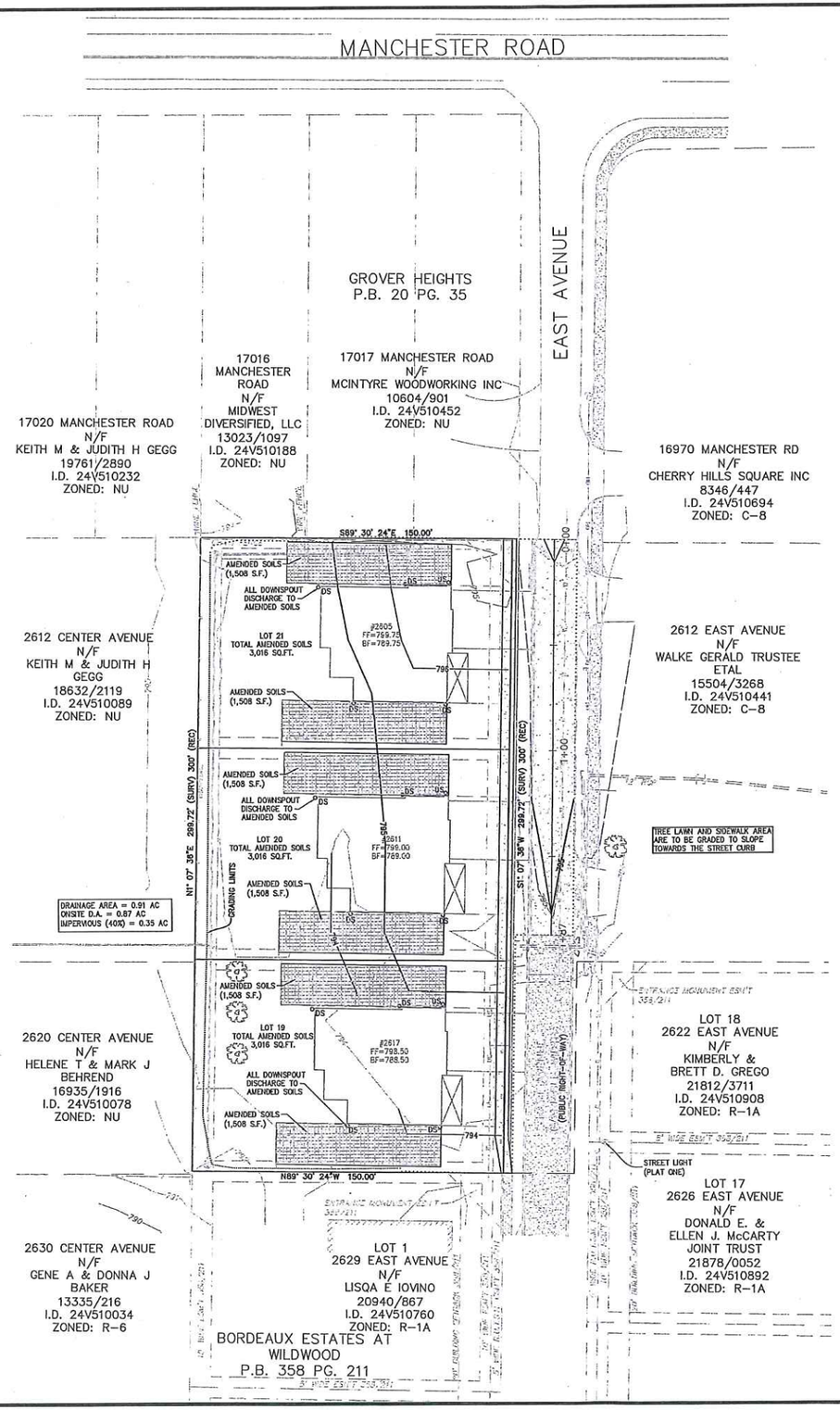
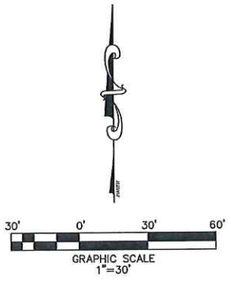
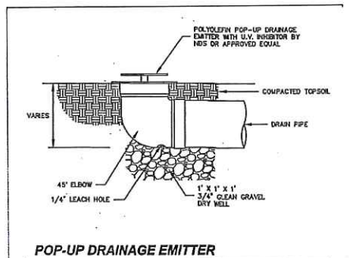
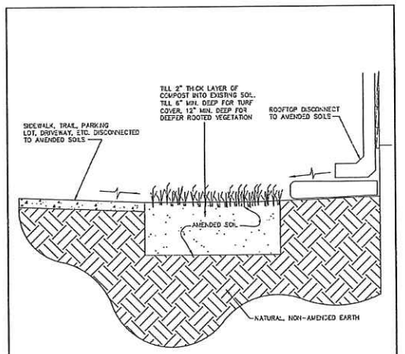






POP-UP DRAINAGE EMITTER

N.T.S.



TYPICAL SECTION
(NOT TO SCALE)

NOTES:

(1) SEE TABLE 1. AMENDED SOILS DISCONNECTION CRITERIA FOR DESIGN REQUIREMENTS
(2) TILL SOIL SUBGRADE PRIOR TO COMPOST ADDITION, AND TILL AFTER COMPOST ADDITION
(3) CLEAN ALL OBJECTS LARGER THAN 2" FROM AMENDED SOIL AREA
(4) FOR TURF COVER, COMPLETE WITH FINE GRADING AND SODDING IN ACCORDANCE WITH MSD STANDARD SPECIFICATIONS
(5) SEE COMPOST SPECIFICATION FOR COMPOST MATERIAL PROPERTIES AND TESTING REQUIREMENTS

NOTE: ENGINEER APPROVED SHOP DRAWINGS MUST BE SUBMITTED TO MSD FOR THE AMENDED SOILS PRIOR TO CONSTRUCTION.

MSD CONTACT BRIAN DUNN (314) 335-2072

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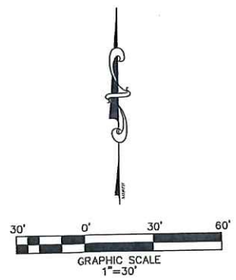
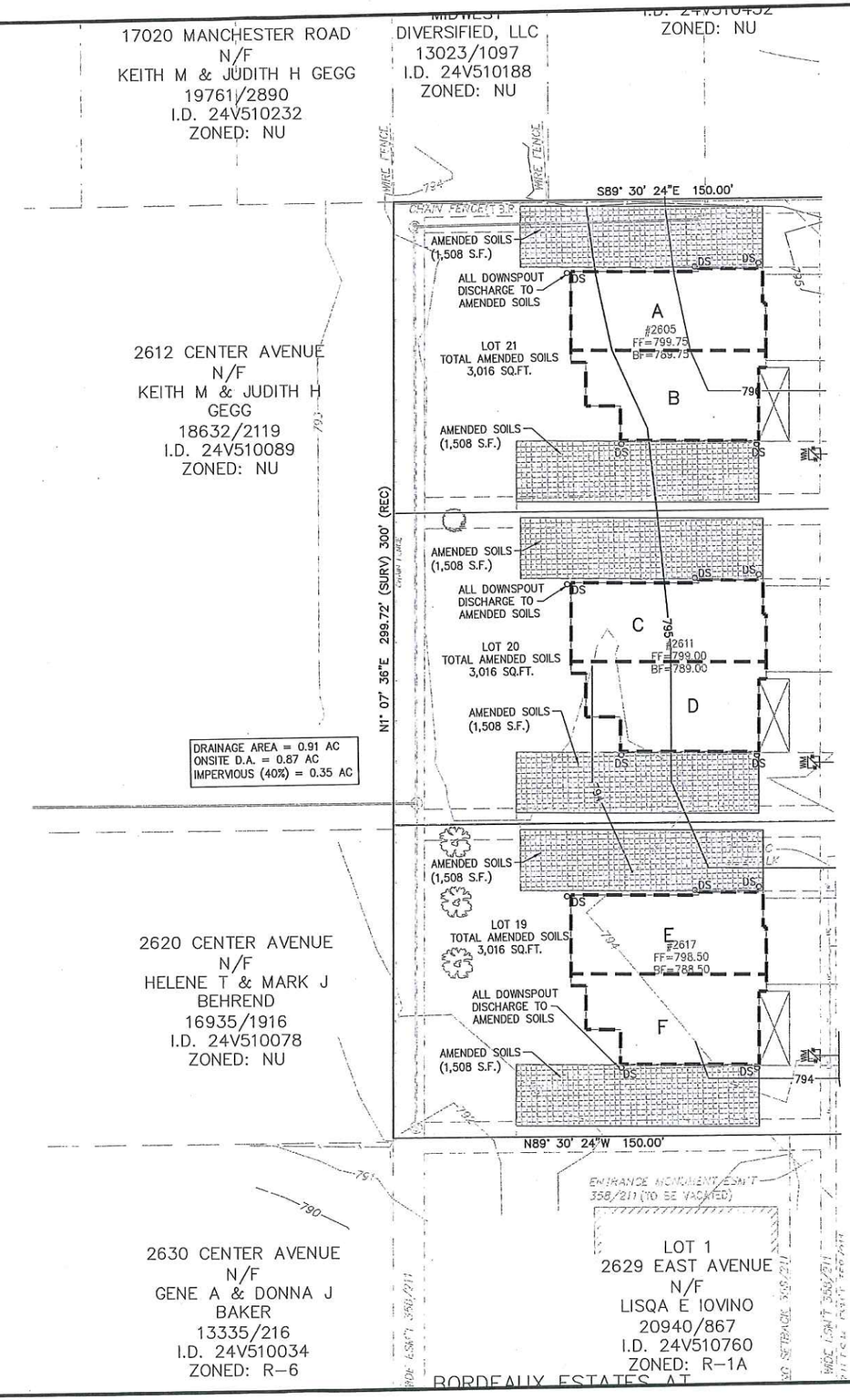
BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
POST CONSTRUCTION BMP'S

PROJECT NUMBER: 14-0762
DATE: 12/15/16
DRAWN BY: MLP





DRAINAGE SHED	DRAINAGE AREA. (ft2)	AMENDES SOILS (ft2)
A	1,508	1,508
B	1,508	1,508
C	1,508	1,508
D	1,508	1,508
E	1,508	1,508
F	1,508	1,508

* THE TOTAL ROOF RUNOFF HAS BEEN MITIGATED

BMP SHOP DRAWING NOTE
MSD shop drawing submittal required for the Amended Soils prior to construction.
MSD Contact: Brian Dunn 314-335-2072

LIMITS OF DISTURBANCE:
The contractor shall stay within the limits of disturbance as shown on the plans and minimize disturbance within the work area wherever possible.

CONSTRUCTION SITE RUNOFF:
Construction site runoff shall not flow into BMP areas. All stormwater flow to BMP areas shall be diverted, plugged or disconnected until the construction site is stable and the MSD inspector provides approval to place the BMP on-line.

STORMWATER MANAGEMENT NOTE
Land area disturbed = 0.67 Acres

FUTURE DISTURBANCE NOTE
Any further land disturbance and/or increase in impervious area on this site may require additional Storm Water Management per MSD regulations in place at that time (including total land disturbance and/or imperviousness added to this plan, P-30376-00.)

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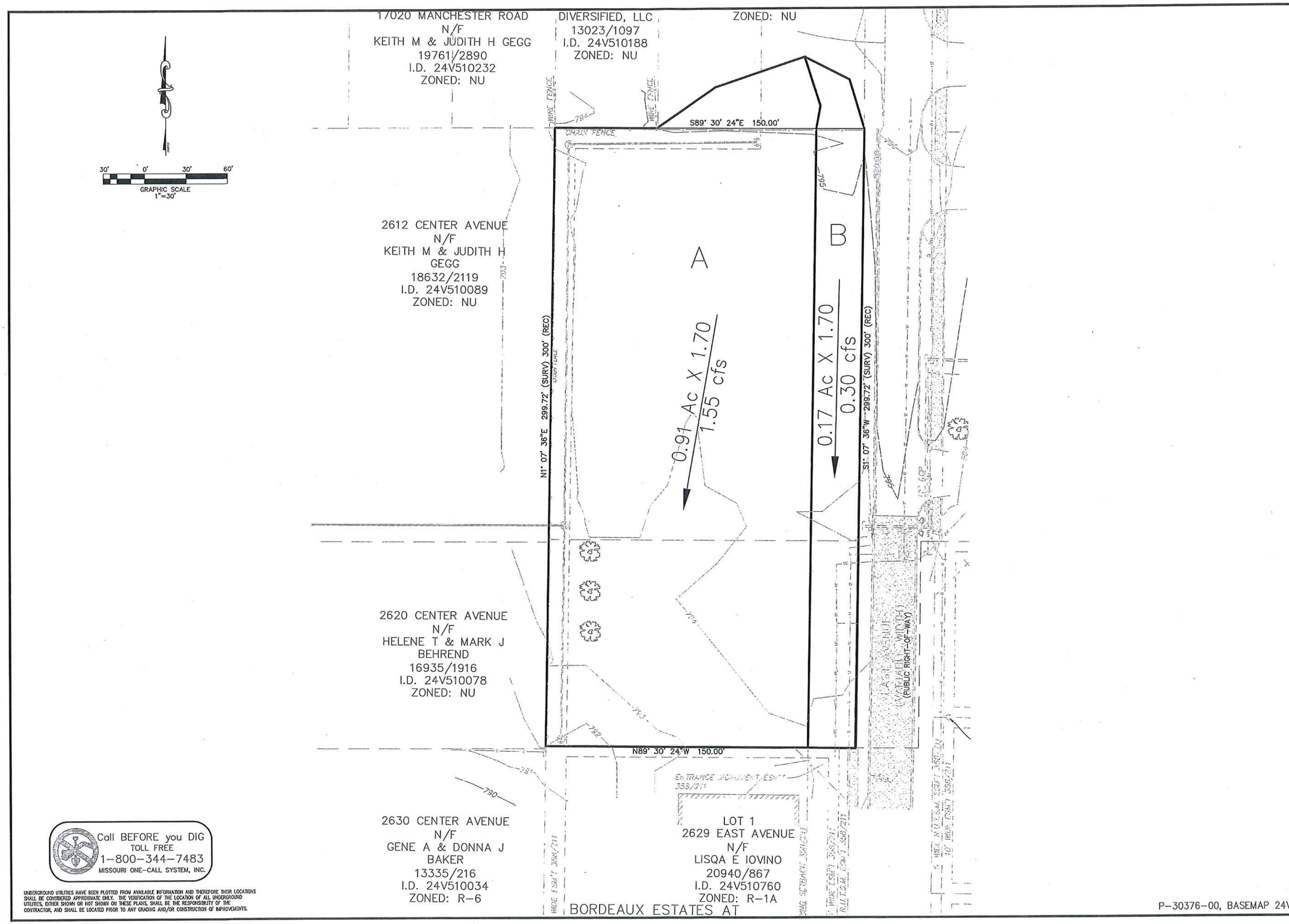
BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
POST CONSTRUCTION BMP DRAINAGE AREA

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP



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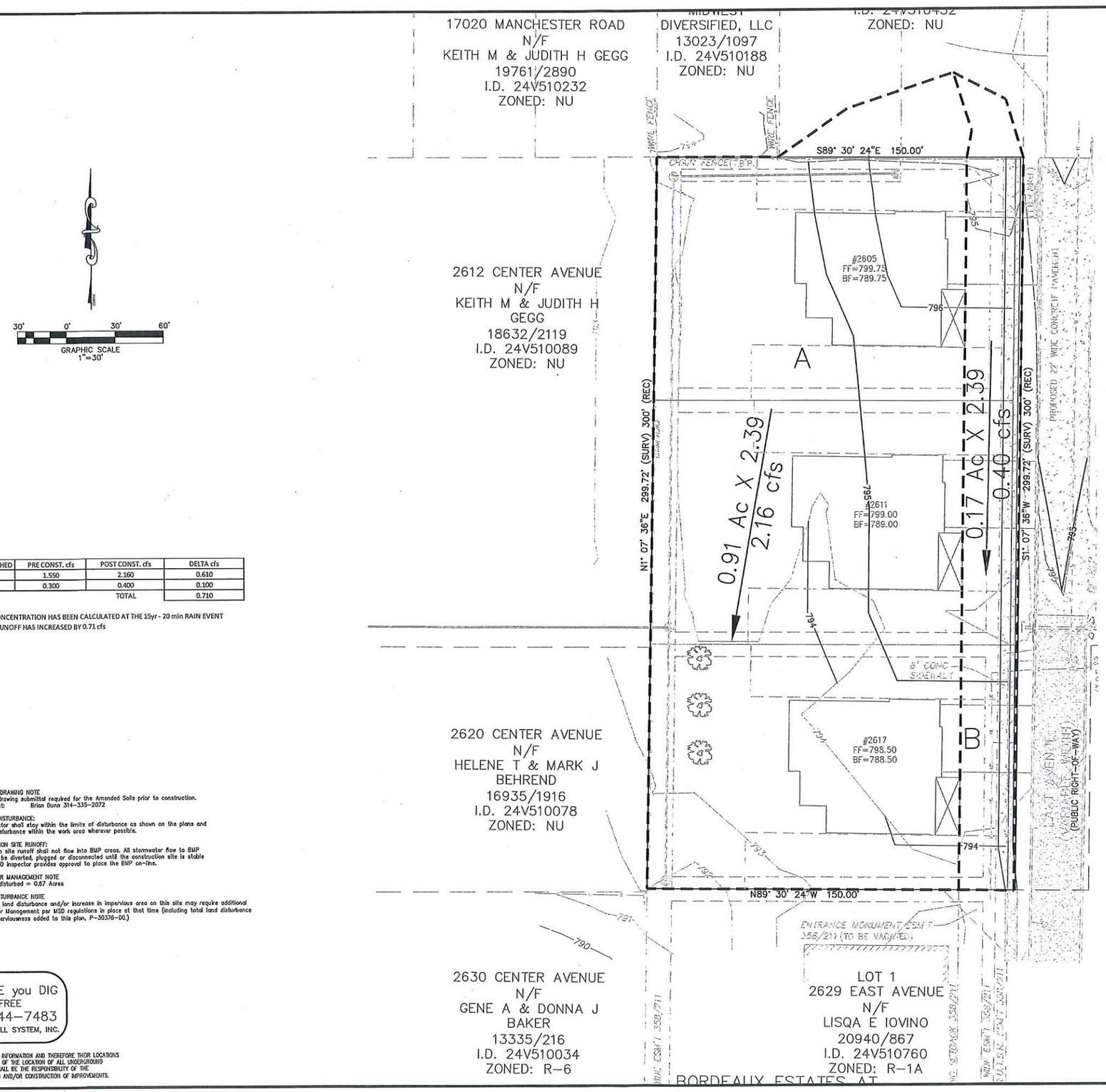
BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
PRE CONSTRUCTION DRAINAGE AREA

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP



DRAINAGE SHED	PRE CONST. cfs	POST CONST. cfs	DELTA cfs
A	1.550	2.160	0.610
B	0.300	0.400	0.100
		TOTAL	0.710

* TIME OF CONCENTRATION HAS BEEN CALCULATED AT THE 15yr - 20 min RAIN EVENT
TOTAL SITE RUNOFF HAS INCREASED BY 0.71 cfs

BMP SHOP DRAWING NOTE
MSD shop drawing submitted required for the Amended Soils prior to construction.
MSD Contact: Brian Dunn 314-335-2072

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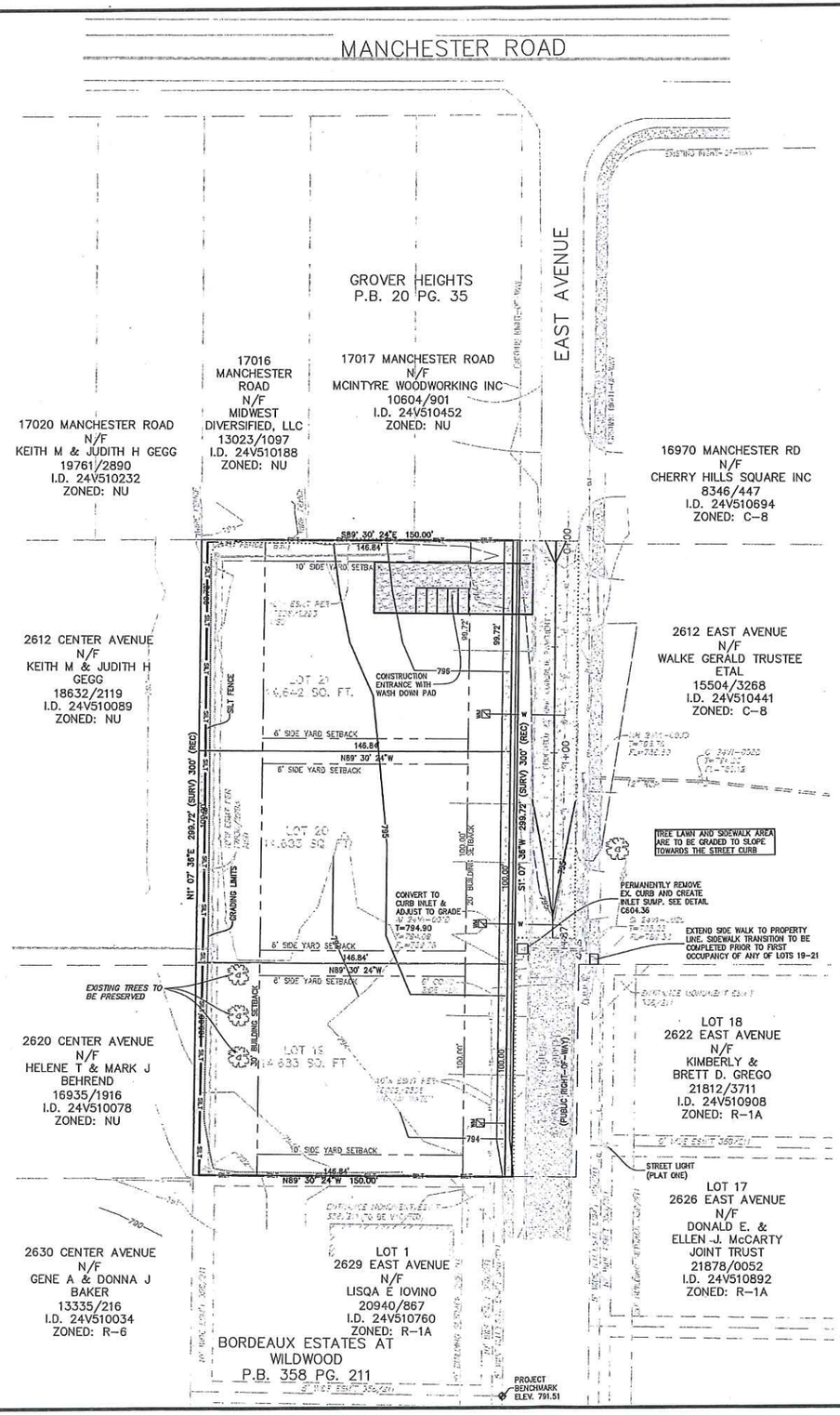
SITE DEVELOPMENT PLAN
POST CONSTRUCTION DRAINAGE AREA

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP



SEEDING REQUIREMENTS

Dates for Seeding

Permanent Seeding	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Tall Fescue			O	O	O			O	O			
Smooth Brome			O	O	O			O	O			
Fescue & Brome			O	O	O	O		O	O			
Fescue, Rye & Bluegrass	A	A	O	O	O	P	P	O	O	P	P	A

Temporary Seeding	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Rye or Sudan	A	A	O	O	O	O	O	O	O	O	A	A
Oats		A	O	O	O	O	O	O	O			

O = Optimum seeding dates
A = Acceptable seeding dates
P = Permitted seeding dates with reseeding 2 months later - Initially use 50% of seed and 75% of fertilizer. Reseed with additional 75% seed and maintaining fertilizer.

Minimum Fertilizer and Seeding Rates

Permanent Seeding*	Pounds per acre	Pounds Per 1000 sq. ft.
Tall Fescue	300	7.0
Smooth Brome	200	4.6
Mixture # 1	250	5.7
Mixture # 2	210	4.8

Mixture # 1 = Tall Fescue @ 150 pounds per acre and Brome @ 100 pounds per acre.
Mixture # 2 = Tall Fescue @ 100 pounds per acre; Perennial Rye grass @ 100 pounds per acre; and Kentucky Blue grass @ 10 pounds per acre.
* = Seeding rate for slopes in excess of 20% (5:1), shall be 10 pounds per 1000 sq. ft.

Temporary Seeding	Pounds per acre	Pounds Per 1000 sq. ft.
Rye or Sudan	150	3.5
Oats	200	2.5

Fertilizer	Permanent Seeding (pounds per acre)	Temporary Seeding (pounds per acre)
Nitrogen	45	30
Phosphate	65	30
Potassium	65	30
Lime - ENM	600	600

ENM = Effective neutralizing material per State evaluation of quarried rock.

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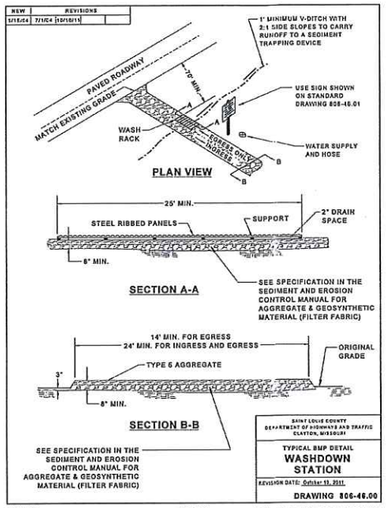
BORDEAUX ESTATES AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
STORMWATER POLLUTION AND PREVENTION PLAN

PROJECT NUMBER: 14-0752
DATE: 12/15/16
DRAWN BY: MLP



11/1/2014 Page 127 Sediment and Erosion Control Manual Standard Drawings

WASHDOWN STATION

PHYSICAL DESCRIPTION - An area located at construction entrances designed to wash sediment from the tires and undercarriage of exiting vehicles and prevent sediment from being tracked onto existing roadways.

WHERE BMP IS TO BE INSTALLED - Across or immediately adjacent to exit paths from unpaved construction sites.

CONDITIONS FOR EFFECTIVE USE OF BMP

Drainage: Downstream BMP sized to treat dirty runoff from washdown station

WHEN BMP IS TO BE INSTALLED - First order of work, along with construction entrance, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION/CONSTRUCTION PROCEDURES

- ✓ Grade and compact area for drainage under washdown pad.
- ✓ Install steel-ribbed plate on frame or other support to allow a 2" drain space.
- ✓ Grade and vegetate downstream BMP (V-ditch shown on detail).
- ✓ Install water supply and hose.
- ✓ Post sign in advance of station indicating that all exiting vehicles and equipment must use station prior to exiting site.

O&M PROCEDURES:

- ✓ Remove sediment daily.
- ✓ Repair settled areas.
- ✓ Replace rock if necessary to maintain clean surface.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.00

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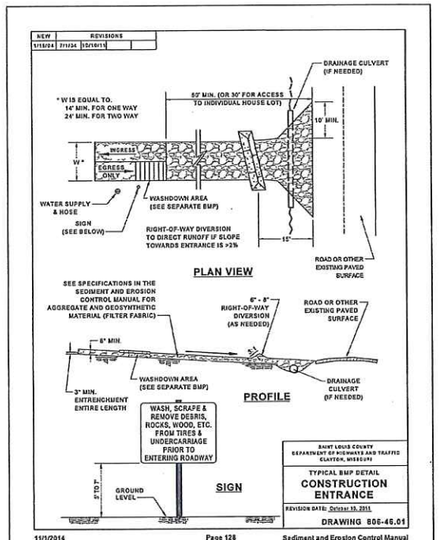


11/1/2014 Page 128 Sediment and Erosion Control Manual Standard Drawings

CONSTRUCTION ENTRANCE

PHYSICAL DESCRIPTION - A stabilized entrance to a construction site designed to minimize the amount of sediment tracked from the site on vehicles and equipment. Stabilization generally consists of aggregate over geogrid and geosynthetic material. Mud and sediment fall off of tires as they travel along the stabilized entrance; however, additional measures in the form of a washdown area should also be included on site. The stabilized entrance also distributes the axle load of vehicles over a larger area; thereby mitigating the rutting impact vehicles normally have on unpaved areas. See additional information in the "Construction Site Access Requirements" section of this manual.

WHERE BMP IS TO BE INSTALLED - At locations where it is safe for construction vehicles and equipment to access existing streets – preferably at location of future streets or drives.

CONDITIONS FOR EFFECTIVE USE OF BMP

Drainage: Ditches or pipes, if needed, sized for 15 year, 20 minute storm; HGL 6" below surface of entrance

WHEN BMP IS TO BE INSTALLED - First order of work, along with washdown area, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Grade and compact area of construction entrance.
- ✓ Install culvert under entrance if needed to maintain positive drainage.
- ✓ Place geosynthetic material next to compacted soil, lay geogrid on top of this, and cover with aggregate, forming diversion across entrance if needed to direct runoff away from roadway.
- ✓ See Washdown Station BMP for additional steps.

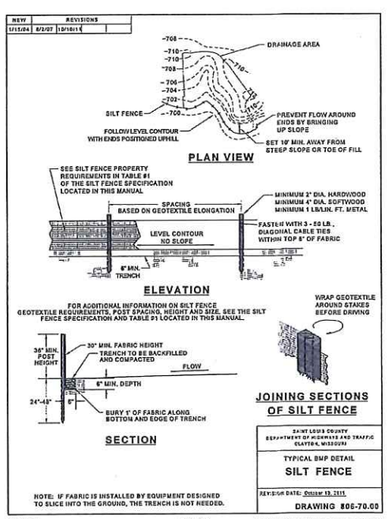
O&M PROCEDURES:

- ✓ Immediately remove any mud or debris tracked onto paved surfaces.
- ✓ Remove sediment and clods of dirt from construction entrance continuously.
- ✓ Replace rock if necessary to maintain clean surface.
- ✓ Repair settled areas.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.01

11/1/2014 Page 103 *Sediment and Erosion Control Manual*



11/1/2014 Page 143 Sediment and Erosion Control Manual Standard Drawings

SILT FENCE

PHYSICAL DESCRIPTION - Silt fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at low and down slope areas. The filter fabric should be entrenched in the ground. When installed correctly and inspected frequently, silt fence can be an effective barrier to silt leaving the site in storm water runoff.

WHERE BMP IS TO BE INSTALLED - Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 c.f.s. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (NAHB, 1995). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMP - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow: Sheet flow only.

Contributing Slope Length:
30 foot maximum for 3:1 slopes.
50 foot maximum for slopes between 3:1 and 10:1.
100 foot maximum for slopes under 10%.

For additional information see Section 806.70 of St. Louis County's Standard Specification for Highway Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stock piles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Drive post for fence line.
- ✓ Dig trench to required dimensions in front of posts for fabric burial.
- ✓ Attach wire mesh to posts.
- ✓ Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench
- ✓ Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about 6 months, depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.0 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be least 5 feet long and driven or placed at a slight upstream angle into the ground to a

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minimum depth of 18 inches. Depth shall be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are stapled or wired to the upslope side of the post. Staples should be a 17-gauge wire and ½ inch long. Excavate a trench to bury the bottom of the fabric fence in a "J" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

The height of the fence posts should be 38 (22-inch embedment) to 42 (18-inch embedment) inches above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

Alternate Construction: Install fence by slicing it into ground with specialized equipment.
Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Smolen et al., 1988).

When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the uphill side of the fence. Setting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment, dress the area disturbed to give it a pleasing appearance and vegetate all bare areas as well.

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O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove sediment buildup deeper than ½ the fence height or 12", whichever is less.
- ✓ Replace torn of clogged fabric; repair loose fabric.
- ✓ Repair unstable or broken posts.
- ✓ Stabilize any areas susceptible to undermining.
- ✓ Extend fence or add additional row(s) of fence if necessary to provide adequate protection.

SITING AND DESIGN CONSIDERATIONS - The material for silt fences should be a pervious sheet of synthetic fabric such as polypropylene, nylon, and polyester or polyethylene yarn. Choose the material based on the minimum synthetic fabric requirements shown in Table 1 below.

Table 1- Temporary Silt Fence Property Requirements

Physical Property	Test Method	Units	MARV Geotextile Requirements		
			Supported Silt Fence [1]	Unsupported Silt Fence Woven Elongation ≥ 50% [1]	Unsupported Silt Fence Non-Woven Elongation ≥ 50% [1]
Post Spacing (Maximum)		feet	4	4	6
Height of Wire / Polymer Fence (Minimum)		inches	30	—	—
Grab Strength (Minimum): Machine Direction / Cross Machine Direction	ASTM D 4632	pounds	50 / 90	125 / 100	125 / 100
Permittivity (Minimum)	ASTM D 4491	sec^{-1}	0.05	0.05	0.05
Apparent Opening Size (AOS) [3]	ASTM D 4751	Sieve Number	30	30	30
Ultraviolet Stability (Minimum) (retained strength)	ASTM D 4355	70% after 500 h of exposure			

Notes:

MARV Minimum Average Roll Value

[1] Elongation measured in accordance with ASTM D 4632

[2] Silt Fence Support - 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength)

[3] Maximum Average Roll Value

SITE CONDITIONS FOR REMOVAL - After permanent vegetation of slope is established. Remove fence and post, re-grade trench area and vegetate.

TYPICAL DETAIL - 806-70.0

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P-30376-00, BASEMAP 24V1

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BORDEAUX ESTATES
AT WILDWOOD PLAT TWO
SITE DEVELOPMENT PLAN
SWPPP DETAILS

PROJECT NUMBER: 14-0782
DATE: 12/15/16
DRAWN BY: MLP

LANDSCAPE LEGEND

#	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HT	QTY	PLANTING CON.
1		EXISTING DECIDUOUS	VARIES	VAR.	50'–60'	N/A	N/A
2		JAPANESE ZELKOVA	ZELKOVA SERRATA	2.5"	50'+	5	BALL & BURLAP
3		GINKO	GINKO BILOBA	2.5"	50'+	5	BALL & BURLAP
4		THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS	2.5"	30'–70'	4	BALL & BURLAP
5		EASTERN REDBUD	CERCIS CANADENSIS	2.5"	15'–50'	1	BALL & BURLAP

*Substitutions are allowed provided the landscape contractor provides the City with a detailed Landscape Plan, including tree species and mature height, prior to landscape installation.

Note:

1. The proposed tree planting shown hereon are from the approved species list found in the Sustainable Planting Guide for the City of Wildwood, MO.

2. Per Chapter 410, a Tree Preservation plan is required to delineate areas of trees to be saved and detail the measures necessary to insure the survivability of the trees. Due to the grading limits of the proposed site no trees are proposed to be removed. Therefore a tree preservation plan is not included in this set of plans.

3. The street tree required calculation is as follows:

1 Tree / 40 feet of lot frontage

298 feet / 40 = 7.45 = 8 trees per side of road = 16 Trees

16 Trees required

2 Tree Credits

14 New tree plantings required

14 New tree plantings provided

4. A credit of 2 trees has been applied to the above calculation. The existing subdivision landscape requirements for lot 18 of Bordeaux Estates has been considered 2 tree credits

5. The landscape plan has been forwarded to the City's consultant for review and comment.

6. Individual homeowners must be notified at least one week prior to installation of plans on lots that have an occupied dwelling.

7. Unless otherwise stipulated by specific requirements of the City of Wildwood Tree Manual, the landscaping shown on this plan must be planted in accordance with the latest edition of the Tree and Shrub Transplanting Manual published by the International Society of Arboriculture (PO Box 60, Savoy, IL 61874)

8. All trees are to be located a minimum of 5 feet from all utility boxes, 5 feet from a storm drain inlet or manhole, 10 feet from a fire hydrant, 15 feet from public street lights, 5 feet from driveway aprons, 20 feet from any traffic control signal, and at least 30 feet from any intersection.

9. Location of street trees may be subject to change in order to avoid conflict with street lighting.

10. Plant type substitutions are permitted with verbal or written approval from the City of Wildwood Planning Department.

11. All plant material will be reinspected for survival by the City of Wildwood Planning Department one year following installation and again two full growing seasons after planting.

12. All plants must meet the standards of the latest edition of the American Standards for Nursery Stock sponsored by the Association of American Nurserymen.

13. No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the landscape architect immediately to relocate effected plant materials

14. Soil conditions must be tested, verified and adjusted by the landscape contractor to insure that appropriate soil composition and pH levels are suitable for the plant material specified for that specific location.

15. All grading for landscaped areas shall not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion as needed.

16. The landscape of all undeveloped and developed property will be properly maintained in a sightly and well-kept manner.

17. Replanting and replacement of existing plant materials will be executed on an annual basis as needed by the property owner.

18. Per the City of Wildwood's Tree Manual Bufferyard Matrix a Type "B" Low Density Bufferyard is required on the western property line of lots 19, 20 & 21 between the "NU" and "R1A" residential zones, the calculation for the number of plant units required is shown below.

Type "B" Bufferyard = 2 Plant Units (PU) per 150 linear feet (lf)

300 lf / 150 lf = 2 x 2 = 4 PU's required

4 PU's required

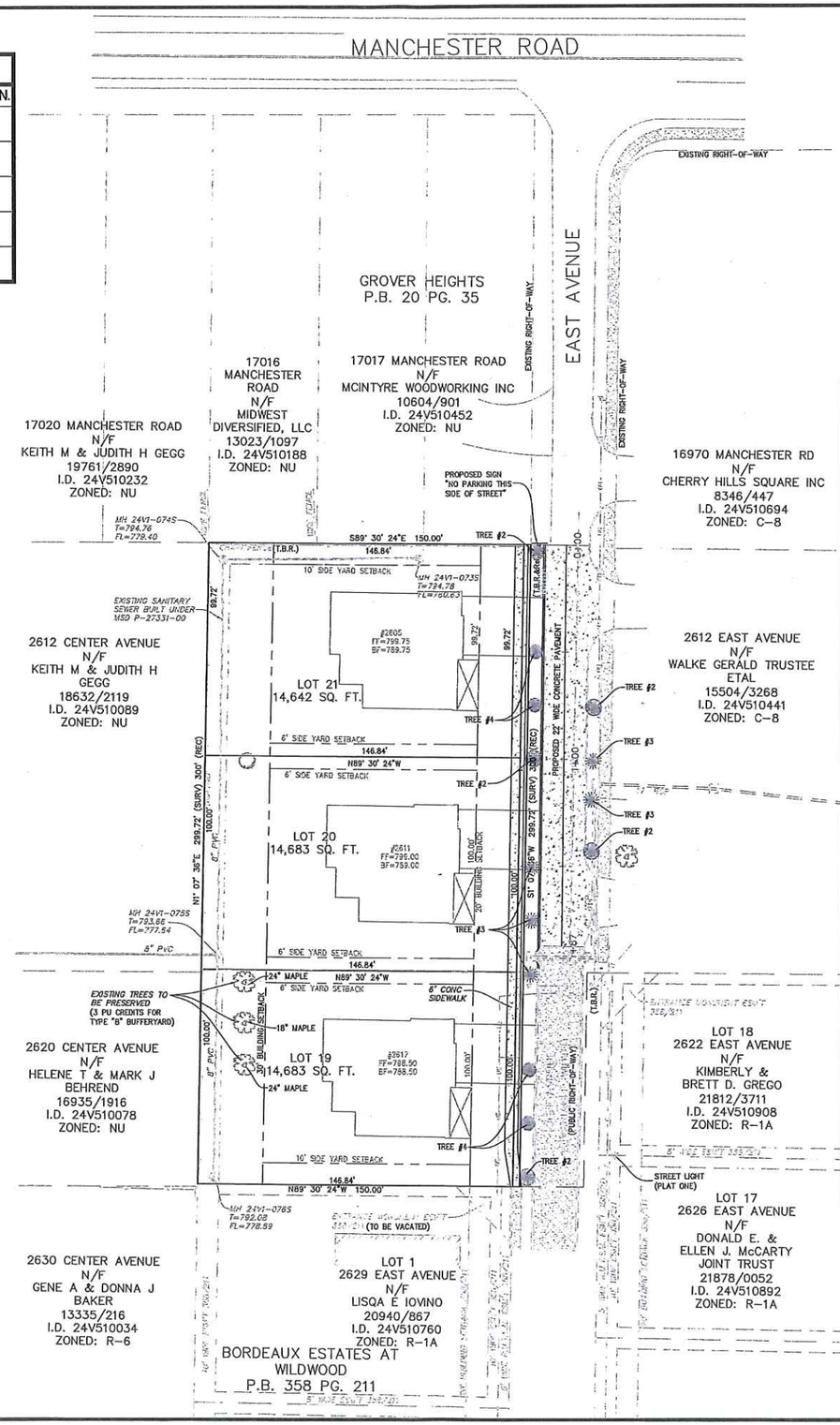
3 PU Credits (From existing trees in the rear of lot 19)

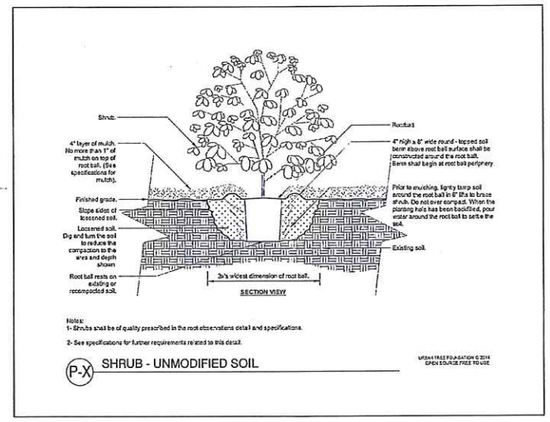
1 PU Required (Canopy Tree)

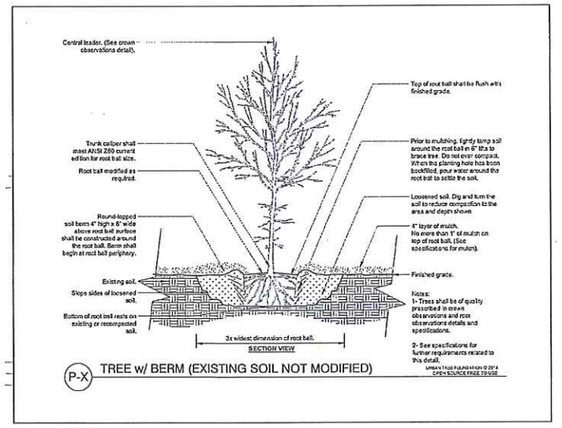
1 PU Provided

19. A credit of 3 Type "B" Bufferyard trees has been applied to the above calculation for the 3 existing trees in the rear of lot 19 along the western property line.

20. Street trees to be placed at a spacing of 25 feet on center due to limited space from proposed drive aprons and existing utilities.







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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

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BORDEAUX ESTATES AT WILDWOOD PLAT TWO SITE DEVELOPMENT PLAN

LANDSCAPE PLAN

PROJECT NUMBER: 14-0762

DATE: 12/15/16

DRAWN BY: MLP

Site-Specific

Governing Ordinance

BILL NO.: 2188 **ORDINANCE NO.: 2188**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2080 TO ALLOW FRONT-ENTRY GARAGE DESIGNS. (Ward Eight)

WHEREAS, on January 26, 2015, the City Council, pursuant to Ordinance #2080 approved a Planned Residential Development Overlay District for a proposed three (3) lot residential subdivision in the City's Town Center Area pursuant to a request from Manlin Development Company (the "Developer"); and

WHEREAS, the Developer has submitted plans and building elevations for review by the City; and

WHEREAS, subsequent to consideration of such plans and elevations by the Planning and Zoning Commission's Site Plan Subcommittee, the Developer requested amendments to Ordinance #2080 to allow for front-entry garages, in lieu of side-entry garages provided for therein, and to modify construction material requirements; and

WHEREAS, the Planning and Zoning Commission considered the requested amendment at a meeting on April 4, 2016, and recommended no change to Ordinance # 2080, the specifics of such recommendation being set forth in the recommendation of the Planning and Zoning Commission submitted to the City Council dated April 4, 2016, and regarding PZ 15, 16 and 14-17, a copy of which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the City Council held a public hearing to consider the amendment on May 23, 2016, at which interested persons were offered an opportunity to speak; and

WHEREAS, at its meeting on May 23, 2016, the City Council directed the Department of Planning to prepare draft legislation amending Ordinance #2080 for consideration by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. That Ordinance #2080 of the City of Wildwood, Missouri, be and is hereby amended by deleting Sections One and Two thereof in their entirety and enacting, in lieu thereof, new Sections One and Two, to read as follows:

> **Section One**. The City of Wildwood's Zoning Ordinance and Official Zoning District Maps, all made a part thereof and incorporated herein, are hereby amended relative to the property legally described in this Section One, along with the accompanying Amended Planned Residential Development Overlay District on the same site, while the Regulating Plan of the Town Center and

Comprehensive Zoning Plan of the Charter remain unchanged by this action (Town Center "Neighborhood Edge"):

A tract of land in the North half of the Northwest Quarter of Section 12, Township 44 North, Range 3 East of the Fifth Principal Meridian, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the intersection of the East line of Center Avenue, 30 feet wide, with the North line of "Westridge Oaks Plat 1", a subdivision according to the plat thereof recorded in Plat Book 338, Pages 53-56 of the St. Louis County Records; thence along said East line of Center Avenue, North 00 degrees 28 minutes 56 seconds East 820.00 feet; thence leaving said East line and along the South line of property conveyed to Helene T. Behrend and Mark J. Behrend by deed recorded in Book 16935, Page 1916 of said records, North 89 degrees 54 minutes 36 seconds East 150.64 feet to the ACTUAL POINT OF BEGINNING of the description herein; thence along the East line of said Behrend property, and the East line of property conveyed to Ada M. Krausch, Trustee by deed recorded in Book 16969, Page 2971 of said records, North 00 degrees 28 minutes 56 seconds East 300.00 feet to the South line of "Grover Heights", a subdivision according to the plat thereof recorded in Plat Book 20, Page 35 of said records; thence along said South line of "Grover Heights", North 89 degrees 54 minutes 36 seconds East 150.00 feet to the West line of East Avenue, 40 feet wide; thence along said West line of East Avenue, South 00 degrees 28 minutes 56 seconds West 300.00 feet; thence South 89 degrees 54 minutes 36 seconds West 150.00 feet to the POINT OF BEGINNING, containing 1.033 acres according to calculations by Bax Engineering Company, Inc., during August, 2009.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation of the City Council from its public hearing discussion held on May 23, 2016, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. PERMITTED USES

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of three (3) detached single family dwellings on individual lots, with common ground, and all permitted accessory structures normally found in conjunction with the primary uses.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of 14,600 square feet in size. The minimum width of any lot within this P.R.D. Overlay District shall be ninety-eight (98) feet in distance. This width shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of eighteen (18) inches in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend across at least twenty percent (20%) of the façade's elevation facing the frontage line, at a minimum depth of no less than **seven point five (7.5)** ~~six (6)~~ feet **from its street-side edge to the front of the garage doors.** No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to three (3) of the single family detached units within this development from East Avenue, while the garages on each of the units ~~shall~~ may be **front** ~~side~~ entry designs ~~only~~, but must be carriage types as well, including windows, as determined by the City's Architectural Review Board to be appropriate. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.

e. The first story, interior clear height for all single family dwellings shall be not less than eight (8) feet.

f. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer, board, wood, brick, and/or stone. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the

Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

   1. Twenty (20) feet from any right-of-way line.
   2. Six (6) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
   3. Thirty (30) feet from any rear yard property line.

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the edge of the public right-of-way a minimum of twenty (20) feet.

Access and Roadway Improvements

c. Dedicate the necessary amount of right-of-way (a minimum of five (5) feet), along with all easements and licenses for construction purposes, for East Avenue to allow for the installation of a minimum forty (40) foot wide public right-of-way area and construction of a twenty-two (22) foot wide pavement, with six (6) foot wide sidewalk on the west side of the street, which adheres to the Town Center Plan's Street Specifications and Streetscape Design requirements as directed by the Department of Public Works. All streetscape elements including, but not limited to, street trees and lights and other amenities shall also be required, per the Town Center Plan.

d. Provide a five (5) foot wide right-of-way, utility, trail, sidewalk, and maintenance easement (RUTSM) along the edge of the public right-of-way of East Avenue to the City of Wildwood for public use forever, with said establishment indicated on the Preliminary and Record Plats for the division of this lot to three (3) properties. Said easement language shall be reviewed by the City Attorney for compliance to City of Wildwood requirements.

e. Access to East Avenue from these three (3) lots shall be limited to three (3) private driveway approaches (one (1) for each allowable lot), which can be no wider than fifteen (15) feet between **the established curb line and** edge of the right-of-way ~~and the turning apron for the side entry garages~~, all designed in accordance with the City of Wildwood's Street Specifications of the Town Center, and be as directed by the Department of Public Works

Miscellaneous Roadway Requirements

f. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

g. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

h. Construction access shall be from Manchester Road to East Avenue during the development of this site, not Center Avenue or Bordeaux Walk Way.

i. Sidewalks shall be required on all public streets and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

j. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements.

k. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, and street trees and lights.

Parking Requirements - Residential

l. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

Landscape Requirements - Specific

m. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

n. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

o. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

p. A landscaping easement area, being six (6) feet in width, shall be provided on each of the authorized three (3) lots, and be placed in the side yard setback area of each of them, which shall include certain plantings, of a non-seasonal nature, to provide a permanent view screen. These easement areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission for review and approval. Plantings indicated in these easement areas shall be in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

q. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

r. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

s. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

t. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

u. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

v. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

w. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

x. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

y. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling (detached)	$1,085.70 /Parking Space

(Section 415.280 of the City of Wildwood Zoning Code defines a parking space)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

    1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.

2. All stormwater shall be discharged at an adequate natural discharge point.
3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to East Avenue must be completed prior to the issuance of more than one (1) building permit. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and

private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood. This lot is part of the Town Center Neighborhood Improvement District (NID) for the required wastewater improvements that have been installed thereafter and each of the proposed properties will have an assessment associated with them that is the responsibility of that owner to pay each year.

Potable Water Service

i. The developer shall be required to provide public potable water from the Missouri American Water Company to the property and related homesites. This area has experienced "low pressure" issues and such may effect these three (3) lots. Verification of acceptable service to these three (3) lots shall be in the form acceptable to the City of Wildwood. Additionally, the design and location of this water service system shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan submittal process.

9. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of salutation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling, is 5,227.2 square feet, of which this obligation already having been met in Plat One of the Estates at Bordeaux Subdivision.

Section Two. This ordinance shall be in full force and effect on and after its passage and approval.

Section Three. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

This Bill was passed and approved this 27 day of JUNE, 2016, by the City Council of the City of Wildwood, Missouri, after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer

The Honorable James R. Bowlin, Mayor

ATTEST:

City Clerk
DEPUTY

ATTEST:

City Clerk
DEPUTY

Editor's Note: Changes to Ordinance #2080 are indicated by red, bolded type, while deletions are shown by a single, strike-through line.

Background

Information

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thddesigngroup.com

December 15, 2016

Joe Vujnich
Director of Planning
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Re: Bordeaux Estates at Wildwood – Plat Two
Amended Site Development Plan
Comment Response – Second Review

Mr. Vujnich:

Accompanying this letter is the required number of sets of the revised Site Development Plan for the above referenced project. Your comments dated November 15, 2016 have been addressed as follows.

1. The proposed right-of-way dedication has remained as shown on the approved Preliminary Development Plan as discussed.
2. A text label has been added by each tree symbol on the Landscape Plan as requested.
3. A Maintenance Easement has been added over each amended soils location as requested. Please note the Amended Soils Areas have increased in size and the proposed bio-retention has been removed from the plan per MSD Engineering Department request.

Please contact me with any questions.

Sincerely,

Gabe DuBois

Gabriel DuBois
Design Director

148 Chesterfield Industrial Blvd Suite E
Chesterfield, MO 63005
O: 636 294 2972 ~ F: 636 294 3027
512B East Main St
Park Hills, MO 63601

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"your solution for engineering and surveying"
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CITY OF WILDWOOD
OCT 06 2016
DEPT OF PLANNING & PARKS

October 5, 2016

Joe Vujnich
Director of Planning
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Re: Bordeaux Estates at Wildwood – Plat Two
Amended Site Development Plan
Comment Response – First Review

Mr. Vujnich:

Accompanying this letter is the required number of sets of the revised Site Development Plan for the above referenced project. Your comments dated September 14, 2016 have been addressed as follows.

1. A current telephone number for MRM Manlin has been added to the cover sheet.
2. The MSD approval dated June 23, 2105 has been provided with this submittal. The revised plan depicting the front entry garages has been submitted for review. An updated approval letter will be provided upon availability.
3. The Metro West FPD approval dated March 5, 2105 has been provided with this submittal. The revised plan depicting the front entry garages has been submitted for review. An updated approval letter will be provided upon availability.
4. A Phase 1 Environmental Site Assessment has not been performed on this property. The owner is unaware of any concern for the presence of any hazardous substances on the property.
5. A copy of the MDNR Land Disturbance Permit will be provided upon availability.
6. Development Note #18 has been removed as requested.
7. All references to the City Clerk have been updated as requested.
8. The Geotechnical script and signature block is located on the Title Sheet.
9. The Public Space Calculations have been revised to reflect installed, qualifying Public Space improvements from Plat One as requested.
10. Porch dimensions have been added to the Typical Lot Detail as requested.
11. The requested text has been added to General Note #2.
12. The zoning description has been edited as requested.
13. The side yard landscape easements have been removed as requested.
14. The existing street lights for plat one have been depicted on the plan. A note has been added to sheet 4 and the Development Notes on the Title Sheet requiring the proposed lanterns to match those installed with Plat One.
15. A "No-parking" sign has been depicted on the west side of the street as requested.
16. The local note on Sheet 4 pertaining to the extension of the existing sidewalk has been modified as requested.
17. The typical pavement section has been modified as requested.
18. The bioretention strips are shown as originally proposed and previously approved by MSD.

148 Chesterfield Industrial Blvd Suite E
O: 636.294.2972 ~ F: 636.294.3027
512B East Main St
Park Hills, MO 63601

19. Amended Soil Disconnection Note #10 on Sheet 6 states that the amended soils shall be maintained by the homeowner of each individual lot.
20. The entrance monument easement has been relocated to Lot 21.
21. Please forward comments upon availability.
22. The tree symbols have been revised as requested.
23. A local note exists on Sheet 10 noting the four (4) trees on the east side of East Avenue as proposed.
24. The bio-retention plantings from the BMP Planting Plan have been added to Sheet 10 as requested.

Please contact me with any questions.

Sincerely,

Gabe DuBois

Gabriel DuBois
Design Director

Metropolitan
St. Louis Sewer
District

2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6200

CITY OF WILDWOOD
OCT 06 2016
DEPT OF PLANNING & PARKS

June 23, 2015

THD Design Group
148 Chesterfield Indust. Blvd Ste. G
Chesterfield, MO 63005

In reply refer to
MSD Ref. No.: P-0030376-00

Gentlemen:

In the review of plans for:
BORDEAUX ESTATES AT WILDWOOD PLAT TWO (2615 & 2617 EAST AVENUE)
New

This is to (X) request ( ) confirm:

( ) Revised copies of plans for further review as noted on enclosed plan.

(9) Additional copies of plans.

( ) Revised copies of plans for further review as requested in conference.

( ) Additional copies of plans as requested in conference.

REMARKS: Please submit a connection fee in the amount of $3216.00, a Caulks Creek Surcharge of $2832.50, water quality, maintenance agreement, recording fee (amount TBD), and a subdivision plan.

Your cooperation in furnishing us with the above will facilitate final approval of the project for construction.

By direction of Richard Unverferth, Director of Engineering.

Yours truly,

William H. Croker, P.E. 768-6304, Engineer
Engineering Department

cc: Developer
File

CITY OF WILDWOOD
OCT 06 2016
DEPT OF PLANNING & PARKS

Metro West
Fire Protection District
of St. Louis County

P.O. Box 310
Wildwood, Missouri 63040

(636) 458-2100
Fax (636) 458-2199

www.metrowest-fire.org

Vincent T. Loyal
Chief Fire &
EMS Services

Tim Flora
Director

Ralph Starck
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Sherman
St. Louis, Co.
Castlewood

March 5, 2015

THD Design Group
148 Chesterfield Industrial Blvd.
Suite G
Chesterfield, MO 63005

RE: Bordeaux Estates at Wildwood Plat 2
Job # 14-0782

Dear Gabe,

The Bureau of Fire Prevention has reviewed the above-mentioned development plan. They will be required to post the street with "No Parking" signs on one side.

If there are any additional questions please give my office a call at 636-821-5806.

Yours in Fire Safety,

David E. Phipps
Fire Marshal
Metro West Fire Protection District

WILDWOOD®

September 14, 2016

MRM Manlin Development Group, Inc.
C/o Mike Manlin
7729 Clayton Road
St. Louis, Missouri 63117

Re: Bordeaux Estates – Plat 2 Amended Sited Development Plan Review

Dear Mr. Manlin:

The Department of Planning, in conjunction with the Department of Public Works, has completed its initial review of the Amended Site Development Plan in association with an approved R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD) subdivision, on 1.03 acre site located on the west of East Avenue, south of Manchester Road. This review centered on the plan's compliance with the applicable sections of the City's Zoning Ordinance, the amended site-specific governing ordinance for the tract of land (Ordinance # 2188), and other related requirements and design criteria of the City of Wildwood. In this comparison, a number of items were identified that must be addressed, before this matter can be scheduled for review by the Site Plan Subcommittee of the Planning and Zoning Commission. These items are as follows:

1. Please provide a current and working telephone number for MRM Manlin Development Group.
2. Please provide comments and/or conceptual approval from Metropolitan St. Louis Sewer District (MSD).
3. Please provide comments and/or conceptual approval from Metro West Fire Protection District.
4. Please provide and Environmental – Assessment Phase One for this tract of land.
5. Please provide a copy of the Missouri Department of Natural Resources disturbance permit.
6. Please remove Development Note #18, as it is redundant with General Note #21.
7. Please update all references to the City Clerk to be Elizabeth Weiss.
8. Please add the Geotechnical script and signature block to Sheet 1.
9. Please identify the current Public Space calculations as being for Plat One and modify the table to accurately reflect the qualifying public space improvements installed as part of it. Please note dry retention is not a qualifying public space improvement and the multiple use trail has not been installed. Please be advised the proposed

amended soils, as well as the bio-retention areas, indicated on the lots, can be credited as public space.

10. Please provide all dimensions for the proposed porches shown on the Typical Lots.
11. Please add "All land disturbance shall be consistent with City approved plans" to General Note #2.
12. Please edit the description of the zoning in the title block to be "A Planned Residential Development Overlay District" and not "A Planned Residential Overlay District".
13. Please remove all six (6) foot landscape easements in the side yard areas. These easements were required to provide a visual shield for side-entry type garages, which are no longer being provided. Please alter the Landscape Plan to reflect this change as well.
14. Please show, on all sheets where applicable, the existing street lights for Plat One. Additionally, please note all street lights are to match those types provided in Plat One and include catalog cut sheets of them.
15. Please indicate "No parking this side of street" along the west side of East Avenue and indicate on the plan the number and location of signs regulating this restriction. Additionally, please note the signs are to match the signs provided in Plat One and include catalog cut sheets of them.
16. Please edit the note on Sheet 4 to read "Extend walk to property line. Sidewalk to be completed prior to first occupancy on any of Lots 19 through 21."
17. Please indicate in the Typical Pavement Section and Streetscape Detail exhibit the three (3) inch rolled curb is to be consistent with those provided for Plat One. Additionally, please provide a note indicating the minimum width of the tree lawn and sidewalk area.
18. Please consider eliminating the proposed bio-retention strip in the rear yard areas and/or relocating them to the side yard areas.
19. Please clarify if the proposed amended soil areas are to be maintained by the individual property owner or the homeowners association. If they are to be maintained by the homeowners association, please provide a maintenance easement to allow for ongoing upkeep.
20. Please indicate on Sheet 6 the entrance monument easement shown on Lot 1 of Plat One is to be vacated. Given this vacation, please provide an entrance monument easement on Lot 21 of Plat Two, if a monument sign is planned.

Landscape Plan

21. Please be advised the Landscape Plan is being reviewed by the City's landscape consultant to ensure compliance with the City's Tree Manual and Sustainable Plantings Guide. Comments, if any, will follow.
22. Please note the symbols provided in the legend and indicated on the plan are difficult to differentiate. Please provide appropriate symbols for the various proposed species.

23. Please indicate the four (4) trees on the east side of East Avenue as existing or proposed.
24. Please show the bio-retention plantings as indicated on Sheet 7, including the proposed Bald Cypress Trees, on the Landscape Plan as well.

Once the revisions are completed, please resubmit five (5) full sets of the revised Preliminary Development Plan and other requested items to the Department of Planning for further review. Please be advised that additional comments may follow after this resubmittal, given the extent of information being sought. If you should have any questions or comments in this regard, please feel free to contact the Departments of Public Works and/or Planning at (636) 458-0440.

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
The Honorable City Council of the City of Wildwood
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner

May 29, 2015

Joe Vujnich
Director of Planning
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Re: Bordeaux Estates at Wildwood – Plat Two
Site Development Plan
Comment Response – Third Review

Mr. Vujnich:

Accompanying this letter is the required number of sets of the revised Site Development Plan for the above referenced project. Your comments dated May 27, 2015 have been addressed as follows.

1. A letter stating conceptual approval from MSD has been requested. The reviewer asked that the city contact MSD to verify wording of approval. MSD's request was forwarded to the city on April 28, 2015. Plans are currently under review by MSD. Final approval will be provided to the city upon availability.
2. The Typical Pavement Section has been revised as requested.
3. The grading limits and siltation control have been revised as requested.
4. The BMP Plantings have been removed from the Landscaping Plan for clarity. A note has been added to the Landscape Plan referring to the BMP Plantings Sheet for location and schedule of BMP Plantings.
5. Please forward the Landscape Architect's comments upon availability.

Please contact me with any questions.

Sincerely,

Gabriel DuBois
Design Director

Kathy Arnett

From: Gabriel DuBois <gabe@thddesigngroup.com>
Sent: Wednesday, May 27, 2015 4:38 PM
To: Joe Vujnich
Cc: Elizabeth Weiss; whcrok@stlmsd.com; Kathy Arnett
Subject: RE: Bordeaux Plat 2
Attachments: MSD Prelim Review_09-18-2009.pdf; RE: Bordeaux Estates Plat Two (2615 East Ave)

Thank you Joe,

Bill Croker asked that you contact him to make sure the letter is written as you would like the first time he writes it.

Please see the attached letter and email from Jason Peterin.

We are providing water quality for volume reduction to mimic the predeveloped runoff as discussed in Jason's email.

Let me know if you need anything else from us on this.

Thank you,

Gabriel DuBois
Design Director

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Chesterfield, MO 63005
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636.294.3027 Fax
Gabe@THDDesignGroup.com
www.THDDesignGroup.com

From: Joe Vujnich [mailto:JVujnich@cityofwildwood.com]
Sent: Wednesday, May 27, 2015 4:24 PM
To: Gabriel DuBois
Cc: Elizabeth Weiss; whcrok@stlmsd.com; Kathy Arnett
Subject: Re: Bordeaux Plat 2

Gabe:

I did contact Mr. Corker and he was not sure why we were talking. I need to have assurances the detention design from the original eighteen (18) lots can accommodate the additional three (3) lots, and that water quality will not be required.

Thank you,

Joe Vujnich

On May 27, 2015, at 4:12 PM, Gabriel DuBois <gabe@thddesigngroup.com> wrote:

Joe,

Please contact Bill Croker, 314-768-6304, at MSD.

He has asked to speak w/ city staff concerning the requested MSD Conceptual Approval letter for the Site Development Plan and for the ability to serve and approval of easements letter required for submittal of the Record Plat. He would like to verify that what he is generating will satisfy the city requests.

Thank you,

Gabriel DuBois
Design Director

<image001.jpg>

148 Chesterfield Industrial Boulevard, Suite G
Chesterfield, MO 63005
636.294.2972 Office
636.294.3027 Fax
Gabe@THDDesignGroup.com
www.THDDesignGroup.com

From: Gabriel DuBois [mailto:gabe@thddesigngroup.com]
Sent: Tuesday, April 28, 2015 11:05 AM
To: 'Joe Vujnich'
Cc: 'Elizabeth Weiss'; 'whcrok@stlmsd.com'
Subject: Bordeaux Plat 2

Joe,

Please contact Bill Croker, 314-768-6304, at MSD. He has asked to speak w/ city staff concerning the requested MSD Conceptual Approval letter for the Site Development Plan and for the ability to serve and approval of easements letter required for submittal of the Record Plat. He would like to verify that what he is generating will satisfy the city requests.

Thank you,

Gabriel DuBois
Design Director

<image001.jpg>

148 Chesterfield Industrial Boulevard, Suite G
Chesterfield, MO 63005
636.294.2972 Office

Gabe@THDDesignGroup.com
www.THDDesignGroup.com

Kathy Arnett

From: Jason Peterein <JTPETE@stlmsd.com>
Sent: Tuesday, August 12, 2014 3:27 PM
To: Mike Patel; 'Gabriel DuBois'
Subject: RE: Bordeaux Estates Plat Two (2615 East Ave)

Gabe,

Please accept this email as confirmation that the requirements outlined in the September 18, 2009 conceptual review letter still apply. In addition to that letter please note the following with regards to this development:

Water quality treatment strategies shall provide sufficient volume reduction so that the development mimics its predevelopment runoff condition.

Please contact me if you have any questions.

Thanks
Jason

Jason T. Peterein, PE
Principal Engineer
Engineering / Development Review
Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, MO 63103
T: 314.768.2773
F: 314.768.6342

From: Mike Patel
Sent: Wednesday, July 30, 2014 1:27 PM
To: 'Gabriel DuBois'
Cc: Jason Peterein
Subject: FW: Bordeaux Estates Plat Two (2615 East Ave)

Gabriel
I am forwarding your request to Jason Peterein who is in charge of that area.

Thanks
Mike Patel

From: Gabriel DuBois [mailto:gabe@thddesigngroup.com]
Sent: Wednesday, July 30, 2014 11:11 AM
To: Mike Patel
Subject: Bordeaux Estates Plat Two (2615 East Ave)

Mike,

We are working on Prelim Plan approval through the city of Wildwood for the above referenced property. They have requested preliminary comments from MSD. Please see the attached plan.

I have attached a letter you wrote in 2009 for the same piece of property. The townhomes were never built and the

We need a similar review and letter for the currently proposed project. Please forward the requested letter or contact me to discuss.

Thank you,

Gabriel DuBois
Design Director

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-11782c-

Metropolitan
St. Louis Sewer
District

2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6200

RECEIVED
SEP 21 2009
BAX ENGINEERING

City of Wildwood
JAN 07 2010
Dept. of Planning & Parks

September 18, 2009

Michael Trower
Bax Engineering Company, Inc.
221 Point West Blvd
St. Charles, MO 63301

Re: The Townes At Bordeaux Estates – 2615 East Avenue
Preliminary Plans Basic Conceptual Review
MSD Ref. No. D-096-00

Dear Michael:

We have completed the **basic conceptual review** of the referenced Preliminary Plans. Based upon same, the following comments are provided.

A subdivision plat will be required.

From the property ownership records, it appears that this development is the part of a much larger development.

Storm water management practice of water quality volume storage and filtration will be required.

Watershed and sub-watershed ridgelines shall remain unchanged for existing and proposed conditions.

Since the existing drainage from your site is flowing to the west and east watersheds, you project is not contributing to the adjacent P-27431-00 detention basin to the south. Furthermore, since your runoff differential is 1.09 cfs, channel protection volume and floo detention will not be required at this time.

However, a storm water management note will be required stating that all future development will be cumulative including this project.

Caulks Creek surcharge of $2,750 per acre shall apply to this area. On the basis of 1.03 acres, the total for the area is $2832.50.

Please label the existing sanitary sewer as "Built Under MSD P-27331-00".

The existing sewer easement deed book and page should also be labeled.

These comments are based on the preliminary plans and data and are provided as an initial guide.

Conceptual review is subject to requirements of detailed review of final design plans and is subordinate to the review and approval of said final design plans. This project is not currently under review of final project plans.

Sincerely,

Mike K. Patel, P.E.
Senior Engineer
Engineering / Design – Development Review

Cc: Francis Kaiser
Mike Buechter
File

Ref:concept0909-townes-at-bordeaux-est-d96.doc

WILDWOOD

May 27, 2015

THD Design Group, Inc.
c/o Gabe DuBois
251 Chesterfield Industrial Boulevard
Chesterfield, Missouri 63005

Re: **Bordeaux Estates at Wildwood - Plat 2** - Site Development Plan Package

Dear Mr. DuBois:

The Departments of Planning and Public Works have completed their third review of the Site Development Plan and related items for this residential development, which was authorized on a property now zoned R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD). This review of the plan and related items compared them to the requirements of the City's Planned Residential Development Overlay District Ordinance #2080 for this project, the Zoning Ordinance, the Subdivision and Development Regulations, and other design criteria used in the development of residential subdivisions in Town Center. The results of this review indicate a number of items that need to be addressed to gain compliance to the above-referenced codes. The identified items are as follows:

Additional Information:

1. Please provide conceptual approval of both the stormwater and sanitary sewer designs from Metropolitan St. Louis Sewer District (MSD).

SDP 4 of 10 – Flat Plan:

2. In the Typical Pavement Section and Streetscape Detail, please clarify on the eastern side of the cross section, if the drainage is away from the curb, as shown. Is this how the existing conditions are, or should the arrow under the 4% be pointing in the other direction and towards the street?

SDP 5 of 10 – Grading Plan:

3. Please verify the grading limits and location of siltation control. Both of these appear to be located through the areas of amended soils and the homesites themselves.

SDP 10 of 10 – Landscape Plan:

4. Please clarify what the asterisk type symbols are on the rear of each lot.
5. Please note the Landscape Plan has been sent to the City's Consultant for review and comment. Once the Landscape Architect's comments are received, they will be forwarded to you for response.

As was mentioned in my email, these plans will be presented to the Site Plan Subcommittee of the Planning and Zoning Commission on Monday, June 1, 2015, at 6:30 p.m. When revisions have made to the Site Development Plan and related information, please submit fifteen (15) full sets to the Department of Planning for distribution to the Planning and Zoning Commission. Please submit the

revised plans by midday on Friday, May 29th. Please be advised other comments may follow, after the next review by Staff, and consideration by the Planning and Zoning Commission is completed.

If you should have any questions or comments regarding these items and requests for additional information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your cooperation in addressing these items identified herein.

Sincerely,
CITY OF WILDWOOD

Rick Brown, P.E., P.T.O.E, Director
Department of Public Works

Kathy Arnett, Senior Planner I
Department of Planning and Parks

Cc: The Honorable Timothy Woerther, Mayor
Council Members Goodson and Garritano – Ward Eight
Ryan Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Joe Vujnich, Director of Planning and Parks
Terri Gaston, Subdivision and Escrows
Mike Manlin, Manlin Development Company

WILDWOOD

April 23, 2015

THD Design Group, Inc.
c/o Gabe DuBois
251 Chesterfield Industrial Boulevard
Chesterfield, Missouri 63005

Re: **Bordeaux Estates at Wildwood - Plat 2** - Site Development Plan Package

Dear Mr. DuBois:

The Departments of Planning and Public Works have completed their second review of the Site Development Plan and related items for this residential development, which was authorized on a property now zoned R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD). This review of the plan and related items compared them to the requirements of the City's Planned Residential Development Overlay District Ordinance #2080 for this project, the Zoning Ordinance, the Subdivision and Development Regulations, and other design criteria used in the development of residential subdivisions in Town Center. The results of this review indicate a number of items that need to be addressed to gain compliance to the above-referenced codes and allow the Department of Planning to present the Site Development Plan and related items to the Planning and Zoning Commission for its review and action. The identified items are as follows:

Additional Information:

1. Please provide the *Residential Site Plan Review Fee*: five hundred dollars ($500.00), plus twenty dollars ($20.00) for each proposed dwelling unit ($560.00).
2. Please provide conceptual approval from Metropolitan St. Louis Sewer District (MSD).
3. Please provide the required Geotechnical Report.

SDP 1 of 8:

4. Please amend the following General Notes:
    - #2 - Please delete.
    - #6 - Please delete and refer to the wording in the City of Wildwood's Zoning Ordinance, Chapter 425 – Grading Code.
    - #8 – Please revise as noted: Required roadway improvements must be completed prior to any occupancy of these three (3) dwellings.
    - #12 - Please delete and refer to the wording in the City of Wildwood's Zoning Ordinance, Chapter 425 – Grading Code.
    - #18 – Please revise as noted: "All sanitary and storm sewer construction shall conform to current Metropolitan St. Louis Sewer District (MSD) Standards and Specifications."

- #22 – Please revise as noted: "All sidewalks and associated accessibility improvement's and terminations to be constructed to City of Wildwood ADA standards."

SDP 2 of 8:

5. Please provide the geotechnical engineer's signature and script.
6. Please include the complete wording of Planned Residential Development (PRD) Ordinance #2080.
7. Please add an additional light standard in the vicinity of Lots 19 and 20.
8. Please provide a four (4) inch, type five (5) aggregate base under the sidewalks.
9. Please drain tree lawn areas and sidewalk areas to street and curb.
10. Please note the amended soils, i.e. BMP's (Best Management Practice's) Areas, need to be identified and indicated as protected, once installed on the three (3) permitted lots.
11. Please provide a sidewalk transition from Lot 18, to the sidewalk area to the north of it. Please note Lot 18 is currently under construction. Thus, please revise the note to the following: "Extend sidewalk to property line. Sidewalk transition to be completed with construction of Lot 18."

Sheet 6 of 6 (Landscape Plan):

12. Please see the attached comments regarding the Landscape Plan from the City's consultant.

When revisions have made to the Site Development Plan and related information, please submit three (3) full sets to the Department of Planning for further review. Please be advised other comments may follow, after this second review is completed.

If you should have any questions or comments regarding these items and requests for additional information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your cooperation in addressing these items identified herein.

Sincerely,
CITY OF WILDWOOD

Rick Brown, P.E., P.T.O.E, Director
Department of Public Works

Joe Vujnich, Director
Department of Planning and Parks

Cc: The Honorable Timothy Woerther, Mayor
Council Members Goodson and Garritano – Ward Eight
Ryan Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
Terri Gaston, Subdivision and Escrows
Mike Manlin, Manlin Development Company

terraspec

April 20, 2015

CITY OF WILDWOOD
APR 20 2015
DEPT OF PLANNING & PARKS

Mr. Joe Vujnich
Director of Planning
City of Wildwood
16860 Main Street
Wildwood, Mo 63040

Re: Landscape Plan Review #1
Bordeaux Estates - Plat 2
terraspec Job Number 02038-94

Dear Mr. Vujnich:

Per your request we have performed a review of the proposed landscape plan for the above referenced project and submit for consideration the following comments and recommendations.

We have reviewed the landscape plan prepared for MRM Manlin Development Group by THD Design Group, Inc. dated 3/6/15 and find that the landscape submittal for this project does not appear to meet the minimum requirements set forth in the City's Ordinances and Tree Manual/Sustainable Plantings Guide.

1. To meet the minimum drawing requirements, the plan should:
   A. Add General Notes from the Landscape Plans section of the Tree Manual (a through j) as well as the following notes from the Landscape Applications section:
      - Grading - All grading for landscaped areas will not exceed a slope greater than 3:1. All exposed slopes will be protected from erosion as needed.
      - Maintenance - The landscape of all undeveloped and developed property will be properly maintained in a sightly and well-kept manner.
      - Replacement - Replanting and replacement of existing plant materials will be executed on an annual basis as needed by the property owner.
   B. Revise the Landscape Legend to indicate the specific plant material species to be utilized in this development, not just a generic description, ie "Evergreen" - "View Screen". Include both common and botanical names, correct planting size, correct mature size, planting condition, ie. Container, B&B.
   C. Include Planting Details for both trees and shrubs.
   D. Existing Trees, within the tree lawn area, do not qualify as credits toward street tree requirements.

2. To meet the minimum landscape requirements for this residential application, the plan should include:
   A. Street Trees
      Street Trees are required at a ratio of one (1) tree for every 40' of frontage per Chapter 420. Subdivision and Development Regulations, Section 420.340. Landscaping, Paragraph B. The Street Trees indicated on the submitted plan are at an inappropriate spacing of 15' on center and are not an appropriate species for this application. Street trees should not be low branching, ornamental trees such as Serviceberry, Redbud or Purple Leaf Plum, rather various types of shade trees, planted at 30'-40' on center should be utilized to fulfill the street tree requirement. Some examples of appropriate street tree species are European Hornbeam, Little Leaf Linden, Ginko, Thornless Honeylocust, Red Oak, Zelkova. Street trees shall be a minimum of 2-1/2" diameter in size at time of planting.

It should be noted that, to date, no street trees have been installed in the tree lawn areas within this en-

(Continued on page 2)

tire, recently developed, residential subdivision, even though the lots in the previous plat appear to be fully complete. It is our recommendation that street trees, throughout the development , be installed prior to any further occupancies being granted.

B. West Property Line Bufferyard (rear of Lots 19, 20, & 21)
Type 'B' Bufferyard is required, per the City's Tree Manual Bufferyard Matrix, between "NU" and "R1A" residential zones, at 2 PU's per 150 lf. - (300' lf / 150 = 2 x 2 PU's = 4 PU's required)

Item	Required	Proposed	Add'l. Mat. Req'd
Canopy Trees	4 (1) 4", (1) 3" & (2) 2"	0	4
Evergreen Trees	4 (1) 10', (1) 8' & (2) 6'	0	4
Ornamental Trees	4 (1) 2.5", (1) 2", & (2) 1.5"	0	4
Shrubs	40	0	40

Note: The Standard Plant Unit (PU) requirements for Bufferyards are as stated above.

Note: Some existing plant material currently exists along the rear of these lots that might qualify as credits toward the bufferyard requirements. Existing plant material types, sizes, locations, and quantities need to be identified on the resubmitted landscape plan in order to evaluate.

C. 6' Wide Landscape Easements (north east corners of Lots 19, 20 & 21)
Landscape plan should indicate specific information about the plant material proposed for the landscape easement strips. Show plant type, planting size, quantity, mature size. Sight restrictions for those pulling out from the driveways should be taken into account when specifying types and locations.

If there are any questions or additional information is required, please don't hesitate to contact this office.

Sincerely,
terraspec

Kenneth J. Keitel, PLA, ASLA
Landscape Architect

terraspec

WILDWOOD

September 5, 2014

MRM Manlin Development Group, Inc.
C/o Mike Manlin
7729 Clayton Road
St. Louis, Missouri 63117

Re: P.Z. 15, 16, and 17-14 Bordeaux Estates at Wildwood – Plat Two – A request for a change in the Town Center Regulating Plan and the rezoning of the property from the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District ("Neighborhood General" District), to the R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District ("Neighborhood Edge" District), for the development of three (3) single family dwellings on individual lots. (Ward Eight)

Dear Mr. Manlin:

The Departments of Planning and Public Works have completed their second review of the application packet filed in support of the multiple requests for a modification of the Town Center Regulating Plan and the change in zoning for a 1.03 acre site located on the west side of East Avenue, south of Manchester Road. This review centered on the packet's compliance with the applicable sections of the City's Zoning Code, Town Center Plan, and related design criteria used in ascertaining development proposals of this type. In this comparison, a few items were discovered that must be addressed. However, this matter has been scheduled for a public hearing at the City's Planning and Zoning Commission on Monday, October 6, 2014. These items are as follows:

Additional Information:

1. Please provide preliminary comments from the Metropolitan St. Louis Sewer District (MSD) regarding this proposed development.

Preliminary Development Plan (Sheet P1):

2. Please note the side yard setback for Lot 21 is required to be ten (10) feet in distance due to the setback requirements for perimeter lots, as specified by the underlying zoning district of the Planned Residential Development District (PRD).
3. Please label East Avenue as a public right-of-way.
4. Please add City of Wildwood, Missouri to the Title Block.

Your next submittal should consist of the additional information, as noted above, and twenty (20) revised Preliminary Development Plans in order for the Department to distribute to the Planning and Zoning Commission in preparation for the October 6, 2014 public hearing. If you have any questions regarding this review, please feel free to contact the Departments of Public Works and/or Planning at (636) 458-0440.

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Sincerely,
CITY OF WILDWOOD

Ryan S. Thomas, P.E., Director
Director of Public Works

CC: The Honorable Timothy Woerther, Mayor
Council Members Goodson and Wojciechowski – Ward Eight
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
THD Design Group, c/o Gabe DuBois

WILDWOOD

July 7, 2014

MRM Manlin Development Group, Inc.
C/o Mike Manlin
7729 Clayton Road
St. Louis, Missouri 63117

Re: P.Z. 15, 16, and 17-14 Bordeaux Estates at Wildwood – Plat Two – A request for a change in the Town Center Regulating Plan and the rezoning of the property from the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District ("Neighborhood General" District), to the R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District ("Neighborhood Edge" District), for the development of three (3) single family dwellings on individual lots. (Ward Eight)

Dear Mr. Manlin:

The Departments of Planning and Public Works have completed their first review of the application packet filed in support of the multiple requests for a modification of the Town Center Regulating Plan and the change in zoning request for a 1.03 acre site located on the west of East Avenue, south of Manchester Road. This review centered on the packet's compliance with the applicable sections of the City's Zoning Code, Town Center Plan, and related design criteria used in ascertaining development proposals of this type. In this comparison, a number of items were discovered that must be addressed, so this matter can be scheduled for public hearing before the City's Planning and Zoning Commission. These items are as follows:

Additional Information:

1. Please provide a letter requesting the change of the property's current Regulating Plan designation, under the Town Center Plan, from "Neighborhood General" District (associated with the previous zoning of the site) to 'Neighborhood Edge" District. The Department of Planning believes this change to the land use designation is necessary due to the new unit type that is being proposed, which is substantially different than what was have advertised at the time of the property's zoning change request, and could not be developed under the requirements of the "Neighborhood General District."
2. Please provide preliminary comments from the Metro West Fire Protection District and Metropolitan St. Louis Sewer District regarding this proposed development.
3. Please amend the present zoning to 'R-6A **4,000 square foot Residence District**, with a Planned Residential Development Overlay District' (Note #4).
4. Please amend the proposed zoning to 'R-3 **10,000 square foot Residence District**, with a Planned Residential Development Overlay District (Note #5).

5. Please note the 'Dimensional Zoning Standards' (provided in Note #6) and the 'Dimensional Town Center Standards' (provided in Note #7), do not correspond with the depicted typical lot diagram. Additionally, please eliminate Development Note #6.
6. Please provide information relating to the timing of the construction of the required Multiple-Use Trail, which is requested to be credited towards the Public Space Requirement associated with these three (3) lots (Note #11).
7. Please amend the following in Note #12: Telephone – AT&T; Metro West Fire Protection District; Police – St Louis County Police Department – Wildwood Precinct; and Rockwood School District. Additionally, please add Ward 8 to Note #12.

Preliminary Development Plan (Sheet P1):

8. Please provide a note indicating the 'chain link fence is to be removed' along the northern property line.
9. Please note the typical pavement section depiction requires **seven (7) inch** Portland Cement Concrete, in lieu of six (6) inches, as depicted.
10. Please note if an entrance monument easement will be relocated to proposed Lot 1 from existing Lot 18. Additionally, please provide information relating to proposed signage.
11. Please be advised, as part of the zoning process for this property, the City will require the frontage areas of the properties along East Avenue to be improved to the City's Streetscape Standards, which include a twenty-four (24) foot street pavement (asphalt, with concrete curb and gutter), eight (8) foot sidewalks, with streetlights, and street trees/grates. Please indicate these improvements on the plan.
12. Please provide improvements (i.e. sidewalks, street lights, street trees/gates) on the east side of East Avenue.
13. Please add a note the overhead electric lines along East Avenue will be placed underground.
14. Please note garage door openings facing the street cannot be greater than twelve (12) feet in width. Therefore, each garage space will be required to have an individual door.
15. Please note front facing driveways should be no wider than ten (10) feet between the build-to line and the street.
16. Please note front facing garages must be a minimum of fifteen (15) feet behind the build-to line.
17. Please indicate the number of light standards proposed, if any.
18. Please note each dwelling shall have a minimum of two (2) parking spaces. Please provide the following information relating to the Parking Calculations:
    - 2 Spaces / Dwelling Unit
    - 3 Dwelling Units x 2 Spaces/Dwelling Unit = 6 Spaces Required
    - 6 Total Spaces Provided
19. Please modify the density calculation to include the dedication of any right-of-way areas from the gross acreage of the subject site.
20. Please eliminate the scripts on the left side of the plan sheet. These scripts are not applicable to the Preliminary Development Plan and the associated rezoning process.
21. Please see the attached PCL checklist.
22. Please indicate the required lot width at the front building line.
23. Please define the eastern edge of the East Avenue right-of-way more clearly on the plan sheet.

Once the revisions are completed, please resubmit three (3) full sets of the revised Preliminary Development Plan and other requested items to the Departments of Planning and Public Works for further review. Please be advised that additional comments may follow after this resubmittal, given the extent of information being requested. If you should have any questions of comments in this regard, please feel free to contact the Departments of Public Works and/or Planning at (636) 458-0440.

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Sincerely,
CITY OF WILDWOOD

Ryan S. Thomas, P.E., Director
Director of Public Works

CC: The Honorable Timothy Woerther, Mayor
Council Members Goodson and Wojciechowski – Ward Eight
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
THD Design Group, c/o Gabe DuBois

CITY OF WILDWOOD
PLAN/PLAT REVIEW CHECKLIST

Please note: All checked items must be responded to on plan's resubmittal

P. Z. # 15,16,17-14 DEVELOPMENT NAME Bourdeaux Estates Plat 2

____ Provide Missouri Department of Transportation Conceptual Approval.

____ Provide Metropolitan St. Louis Sewer District Conceptual Approval.

____ Submit a Flood Plain Study to the Department of Public Works.

____ Submit a Geotechnical Study to the Department of Public Works.

____ A Professional Engineer and Engineer preparing geotechnical report must sign and seal the mylar.

____ Submit a street stub study to the Department of Public Works.
NOTE: Developer shall install a street extension sign at roadway terminus which reads "THIS STREET TO BE EXTENDED AS PART OF FUTURE DEVELOPMENT"

____ Submit steep grade verification to Department of Public Works.

____ Add all ordinance conditions to the Site Development Plan, including TGA language.

____ Identify pavement and right-of-way width along _____.

____ Show and dimension all improvements, i.e., existing and new right-of-way and pavement, sidewalks, TSCL, etc.

____ Provide Temporary Slope Construction License (TSCL) as directed by the Department of Public Works.

____ Provide photos per Section 30 of the Department of Public Works "Design Criteria Handbook."

____ Provide verification of required sight distance at all access points.

____ Please add as a note: Entrance, street intersection, cul-de-sac shall be constructed to City of Wildwood standards.

____ Indicate Driveways with on-site turnaround capabilities as directed by the Department of Public Works.

____ Show sight triangle at intersection/median. No plants, trees, signs, etc. shall be placed in this area as to restrict sight distance.

✓ Show and note all sidewalks will be constructed to City of Wildwood ADA standards.

✓ Provide easement for sidewalk conforming to City of Wildwood ADA standards adjacent to right-of-way.

✓ Clarify if grading is proposed. If so, show and note grading per City of Wildwood standards.

CITY OF WILDWOOD
PLAN/PLAT REVIEW CHECKLIST
PAGE 2

____ Show existing and proposed contours based on U.S.G.S. datum.

✓ Please add the note: Grading and drainage shall be per City of Wildwood and MSD standards.

✓ Please add the note: Slope shall not exceed 3 (horizontal) : 1 (vertical), unless supported by geotechnical report.

✓ Please add the note: Stormwater shall be discharged at an adequate natural discharge point. Sinkholes are not adequate natural discharge points.

✓ Provide and show cross access (through the site) (between the proposed lots).

____ Designate Public or Private streets.

____ Provide Book and Page in which right-of-way, roadway, easement, TSCL, etc. has been recorded.

____ Please provide a Location Map.

____ Please provide a North Arrow.

____ Please identify the Plan Scale.

____ Please identify the Subject Site's Zoning District.

____ Please provide the Subdivision Name, if applicable.

____ Provide the Lot Number, if applicable.

____ Identify the Dimensions of the Site.

____ Identify the Area of the Site.

____ Provide the Zoning of Adjacent Parcels, if different than the site.

____ Identify the Plan Submitter - Name, Address, Phone.

____ Provide the Proposed Building Use and Construction Type.

____ Identify the Building and Structure Distance from Adjacent Property Lines.

✓ Provide the Building Dimensions and Gross Floor Area.

____ Provide the Parking and Loading Space Calculations, as well as, the Location and Sizes of all Proposed Spaces.

____ Identify the Parking Setbacks.

____ Identify the Drive Aisle Widths.

____ Identify the Type and Location of the Proposed Sanitary Sewer Treatment.

✓ Identify the Stormwater Drainage Facilities, including Retention Ponds and Detention Facilities, if applicable.

_____ Provide a Landscaping Plan and Legend.

_____ Provide a rendering of all Proposed Signs, which identifies their Size, Height and Location on the Plan.

_____ Locate all Easements - Existing and Proposed.

_____ Identify all Light Standards - Location and Height.

_____ Identify any Other Structures (Fences, Canopies, etc.) - with Dimensions.

If you should have any questions regarding the information provided on these sheets, please feel free to contact the Department of Planning at 636-458-0440

WILDWOOD®

January 23, 2017

Pursuant to Chapter 140, Section 140.050 of the Code of Ordinances of the City of Wildwood drafts and checks numbered 33077 through 33229 from the City of Wildwood Operating Account totaling $1,076,181.54 and check number 1285 totaling $149,118.75 from the Town Center Sewer Fund as listed on the attached pages have been approved by motion of the Council of the City of Wildwood.

_____
Mayor, City of Wildwood

ATTEST:

_____
City Clerk

VENDOR SET: 01 City of Wildwood

BANK: * ALL BANKS

DATE RANGE:12/23/2016 THRU 1/23/2017

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	1/12/2017			033124		
C-CHECK	VOID CHECK	V	1/12/2017			033125		
C-CHECK	VOID CHECK	V	1/23/2017			033191		
C-CHECK	VOID CHECK	V	1/23/2017			033192		
C-CHECK	VOID CHECK	V	1/23/2017			033217		
C-CHECK	VOID CHECK	V	1/23/2017			033218		

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0			0.00	0.00	0.00
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	6	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: * TOTALS:	6	0.00	0.00	0.00
BANK: * TOTALS:	6	0.00	0.00	0.00

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE:12/23/2016 THRU 1/23/2017

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0559	METROPOLITAN SEWER DIST.							
I-December 2016	December MSD Pmnts	D	12/31/2016			000000		
10 5-10-284-00	Utilities-Water	16860 Main Street		83.35				
10 5-40-284-00	Utilities-Water	16511 Clayton 105294		119.25				
10 5-40-284-00	Utilities-Water	2153 Highway 109 109		23.05				225.65
0946	EFTPS							
I-T1 201701040569	FEDERAL WITHHOLDING	D	1/06/2017			000000		
10 2120	Federal/FICA Withholding	FEDERAL WITHHOLDING		6,873.74				
I-T3 201701040569	FICA CONTRIBUTIONS	D	1/06/2017			000000		
10 2120	Federal/FICA Withholding	FICA CONTRIBUTIONS		3,634.55				
10 5-10-120-00	FICA & Medicare	FICA CONTRIBUTIONS		1,129.85				
10 5-20-120-00	FICA & Medicare	FICA CONTRIBUTIONS		66.75				
10 5-30-120-00	FICA & Medicare	FICA CONTRIBUTIONS		229.57				
10 5-40-120-00	FICA & Medicare	FICA CONTRIBUTIONS		225.83				
10 5-50-120-00	FICA & Medicare	FICA CONTRIBUTIONS		1,151.64				
10 5-70-120-00	FICA & Medicare	FICA CONTRIBUTIONS		830.91				
I-T4 201701040569	MEDICARE CONTRIBUTIONS	D	1/06/2017			000000		
10 2120	Federal/FICA Withholding	MEDICARE CONTRIBUTIO		850.01				
10 5-10-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		264.24				
10 5-20-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		15.61				
10 5-30-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		53.69				
10 5-40-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		52.82				
10 5-50-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		269.32				
10 5-70-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		194.33				15,842.86
0946	EFTPS							
C-T1 201701050570	FEDERAL WITHHOLDING	D	1/20/2017			000000		
10 2120	Federal/FICA Withholding	FEDERAL WITHHOLDING		280.09CR				
C-T3 201701050570	FICA CONTRIBUTIONS	D	1/20/2017			000000		
10 2120	Federal/FICA Withholding	FICA CONTRIBUTIONS		69.46CR				
10 5-10-120-00	FICA & Medicare	FICA CONTRIBUTIONS		69.46CR				
C-T4 201701050570	MEDICARE CONTRIBUTIONS	D	1/20/2017			000000		
10 2120	Federal/FICA Withholding	MEDICARE CONTRIBUTIO		16.24CR				
10 5-10-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		16.24CR				
I-T1 201701180572	FEDERAL WITHHOLDING	D	1/20/2017			000000		
10 2120	Federal/FICA Withholding	FEDERAL WITHHOLDING		7,741.98				
I-T3 201701180572	FICA CONTRIBUTIONS	D	1/20/2017			000000		
10 2120	Federal/FICA Withholding	FICA CONTRIBUTIONS		3,950.79				
10 5-10-120-00	FICA & Medicare	FICA CONTRIBUTIONS		1,110.77				
10 5-20-120-00	FICA & Medicare	FICA CONTRIBUTIONS		214.21				
10 5-30-120-00	FICA & Medicare	FICA CONTRIBUTIONS		240.31				
10 5-40-120-00	FICA & Medicare	FICA CONTRIBUTIONS		207.05				
10 5-50-120-00	FICA & Medicare	FICA CONTRIBUTIONS		1,205.21				
10 5-70-120-00	FICA & Medicare	FICA CONTRIBUTIONS		973.24				
I-T4 201701180572	MEDICARE CONTRIBUTIONS	D	1/20/2017			000000		
10 2120	Federal/FICA Withholding	MEDICARE CONTRIBUTIO		924.00				
10 5-10-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		259.79				

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE:12/23/2016 THRU 1/23/2017

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0946	EFTPS CONT							
I-T4 201701180572	MEDICARE CONTRIBUTIONS	D	1/20/2017			000000		
10 5-20-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		50.10				
10 5-30-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		56.20				
10 5-40-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		48.43				
10 5-50-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		281.87				
10 5-70-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		227.61				17,040.07
0946	EFTPS							
I-T1 201612210568	FEDERAL WITHHOLDING	D	12/23/2016			000000		
10 2120	Federal/FICA Withholding	FEDERAL WITHHOLDING		7,809.89				
I-T3 201612210568	FICA CONTRIBUTIONS	D	12/23/2016			000000		
10 2120	Federal/FICA Withholding	FICA CONTRIBUTIONS		3,728.36				
10 5-10-120-00	FICA & Medicare	FICA CONTRIBUTIONS		748.34				
10 5-20-120-00	FICA & Medicare	FICA CONTRIBUTIONS		457.73				
10 5-30-120-00	FICA & Medicare	FICA CONTRIBUTIONS		516.16				
10 5-40-120-00	FICA & Medicare	FICA CONTRIBUTIONS		245.82				
10 5-50-120-00	FICA & Medicare	FICA CONTRIBUTIONS		818.75				
10 5-70-120-00	FICA & Medicare	FICA CONTRIBUTIONS		941.56				
I-T4 201612210568	MEDICARE CONTRIBUTIONS	D	12/23/2016			000000		
10 2120	Federal/FICA Withholding	MEDICARE CONTRIBUTIO		1,035.57				
10 5-10-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		255.81				
10 5-20-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		107.04				
10 5-30-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		120.72				
10 5-40-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		57.49				
10 5-50-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		274.31				
10 5-70-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		220.20				17,337.75
1015	LACLEDE GAS							
I-December 2016	December Gas Payment	D	12/31/2016			000000		
10 5-10-282-00	Utilities-Telephone	16860 Main St		1,069.80				1,069.80
1112	MISSOURI AMERICAN WATER							
I-December 2016	December Water Pmnt	D	12/31/2016			000000		
10 5-40-284-00	Utilities-Water	16511 Clayton Rd		637.48				637.48
2006	AMEREN MISSOURI							
I-12/31/2016	December Electric Payments	D	12/31/2016			000000		
10 5-10-280-00	Utilities-Electric	16860 Main Street		1,977.69				
10 5-10-280-00	Utilities-Electric	1226 Shepard Oaks Ut		42.15				
10 5-10-280-00	Utilities-Electric	18518 Melrose Utilit		36.13				
10 5-10-280-00	Utilities-Electric	4522 Fox Creek Utili		34.04				
10 5-10-280-00	Utilities-Electric	3610 Hawks Rest Rd P		34.04				
10 5-10-280-00	Utilities-Electric	173 Stonesthrow Util		7.52				
10 5-10-280-00	Utilities-Electric	18301 Eagles Rest Ut		3.05				
10 5-10-280-00	Utilities-Electric	3135 Shady Glenn Uti		2.20				
10 5-70-276-00	Traffic Signals/Street Lights	16506 Manchester Rd		18.43				
10 5-70-276-00	Traffic Signals/Street Lights	16555 Manchester Rd		123.73				

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VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
2006	AMEREN MISSOURI CONT							
I-12/31/2016	December Electric Payments	D	12/31/2016			000000		
10 5-70-276-00	Traffic Signals/Street Lights 2425 Taylor Rd Traff			33.31				
10 5-70-276-00	Traffic Signals/Street Lights 2455 Taylor Rd Traff			200.32				
10 5-70-276-00	Traffic Signals/Street Lights 2640 Generations Dr			173.83				
10 5-70-276-00	Traffic Signals/Street Lights 227 Plaza Dr North			246.94				
10 5-70-276-00	Traffic Signals/Street Lights 2405 Taylor Rd Lite			113.85				
10 5-70-276-00	Traffic Signals/Street Lights 127 Plaza Dr			11.46				
10 5-70-276-00	Traffic Signals/Street Lights 2300 Windsor Meadow			118.51				
10 5-70-276-00	Traffic Signals/Street Lights 16740 Manchester Rd			10.78				
10 5-70-276-00	Traffic Signals/Street Lights 16740 Manchester Rd			247.94				
10 5-70-276-00	Traffic Signals/Street Lights 17039 Manchester Rd			113.54				
10 5-70-276-00	Traffic Signals/Street Lights 16730 Manchester Rd			30.31				
10 5-70-276-00	Traffic Signals/Street Lights 2449 Taylor Rd			48.28				
10 5-70-276-00	Traffic Signals/Street Lights 17082 Manchester Rd			245.46				
10 5-70-276-00	Traffic Signals/Street Lights 2409 Larksone Dr Lit			68.34				
10 5-70-276-00	Traffic Signals/Street Lights 2694 Grover Crossing			18.43				
10 5-70-276-00	Traffic Signals/Street Lights 2567 Taylor Rd LED S			15.36				
10 5-70-276-00	Traffic Signals/Street Lights Highway 109 Tunnel L			17.74				
10 5-70-276-00	Traffic Signals/Street Lights 16302 Balsam Ridge S			17.11				
10 5-70-276-00	Traffic Signals/Street Lights 16421 Manchester Rd			18.12				
10 5-70-276-00	Traffic Signals/Street Lights 16375 Pierside Ln Bu			13.07				
10 5-40-280-00	Utiliities-Electric	17123 Manchester Rd		183.05				
10 5-40-280-00	Utiliities-Electric	16511 Clayton Rd		79.18				
10 5-40-280-00	Utiliities-Electric	505 Washington Ave		32.08				
10 5-40-280-00	Utiliities-Electric	2153 Hwy 109 (CP)		242.22				4,578.21
2460	ONE AMERICA							
I-457201701040569	457 DEF COMP	D	1/06/2017			000000		
10 2140	Plan 457 Withholding	457 DEF COMP		2,552.60				2,552.60
2460	ONE AMERICA							
I-457201701180572	457 DEF COMP	D	1/20/2017			000000		
10 2140	Plan 457 Withholding	457 DEF COMP		2,552.60				2,552.60
2460	ONE AMERICA							
I-457201612210568	457 DEF COMP	D	12/23/2016			000000		
10 2140	Plan 457 Withholding	457 DEF COMP		2,652.52				2,652.52
0334	AFLAC							
I-395779	Voluntary Coverage	R	1/04/2017			033077		
10 2050	Employee W/holding Payable	Voluntary Coverage		408.40				408.40

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VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0408	APWA							
I-2017	Membership - Brown	R	1/04/2017			033078		
10 5-70-204-00	Dues/Memberships	Membership - Brown		184.00				184.00
1435	ARAMARK REFRESHMENT SERVICES							
I-5803695	Coffee	R	1/04/2017			033079		
10 5-10-266-00	Supplies-General	Coffee		471.98				471.98
2106	ARAMARK UNIFORM SERVICES, INC.							
I-311890295	Mat Cleaning	R	1/04/2017			033080		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		184.18				
I-311914873	Mat Cleaning	R	1/04/2017			033080		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		184.18				368.36
1609	AT&T MOBILITY							
I-12282016	Electronic Signs	R	1/04/2017			033081		
10 5-40-282-00	Utilities-Telephone	Electronic Signs		87.68				87.68
2369	ATIS ELEVATOR INSPECTIONS, LLC							
I-16508	Annual No Load Test	R	1/04/2017			033082		
10 5-10-220-00	Maintenance-Building	Annual No Load Test		165.00				165.00
1564	AUTHORIZED ELECTRIC CO.							
I-10056	Replace Ballasts/Lights	R	1/04/2017			033083		
10 5-10-220-00	Maintenance-Building	Replace Ballasts/Lig		650.00				650.00
1788	BENEFLEX, INC.							
I-103503	HRA & FSA	R	1/04/2017			033084		
10 5-10-140-00	Employee Benefits (125)	HRA & FSA		34.50				
10 5-20-140-00	Employee Benefits (125)	HRA & FSA		5.00				
10 5-30-140-00	Employee Benefits (125)	HRA & FSA		15.00				
10 5-40-140-00	Employee Benefits (125)	HRA & FSA		9.00				
10 5-50-140-00	Employee Benefits (125)	HRA & FSA		55.00				
10 5-70-140-00	Employee Benefits (125)	HRA & FSA		29.50				148.00
2065	CONTEMPORARY PRODUCTIONS LLC							
I-2095	Band for Concert Series	R	1/04/2017			033085		
10 5-40-715-00	Founders Day	Band for Concert Ser		1,500.00				1,500.00
0743	DATAMAX OFFICE SYSTEMS							
I-1331018	Copier Base Rate Charge	R	1/04/2017			033086		
10 5-10-262-00	Service Contracts/Rental	Copier Base Rate Cha		112.00				112.00

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2522	JASON DEANA							
I-12/27/2016	Garden Plot E-20 Refund	R	1/04/2017			033087		
20 2230	P & Z Escrow	Garden Plot E-20 Ref		25.00				25.00
2444	GERARD MARKETING GROUP							
I-1232	Marketing	R	1/04/2017			033088		
10 5-10-340-00	Consultant Costs	Marketing		1,955.00				
I-1233	Marketing	R	1/04/2017			033088		
10 5-10-340-00	Consultant Costs	Marketing		800.70				
I-1234	Marketing	R	1/04/2017			033088		
10 5-10-201-00	Community Relations	Marketing		625.00				
I-1235	Marketing Services	R	1/04/2017			033088		
10 5-50-350-00	Contractual Services	Marketing Services		525.00				
I-1236	Marketing	R	1/04/2017			033088		
10 5-10-201-00	Community Relations	Marketing		625.00				
I-1237	Public Relations Services	R	1/04/2017			033088		
10 5-10-340-00	Consultant Costs	Public Relations Ser		1,883.10				
10 5-10-340-00	Consultant Costs	Marketing		2,781.90				9,195.70
2519	HEWITT NEIL							
I-7/14/17	Deposit for Performance	R	1/04/2017			033089		
10 5-40-351-00	Concert Series	Deposit for Performa		1,500.00				1,500.00
0776	HOME DEPOT CREDIT SERVICE							
I-9073479	Lightbulbs for Overhead Lights	R	1/04/2017			033090		
10 5-50-266-00	Supplies-General	Lightbulbs for Overh		83.73				83.73
2354	INSTITUTE OF TRANSPORTATION EN							
I-2017	Dues - Brown	R	1/04/2017			033091		
10 5-70-204-00	Dues/Memberships	Dues - Brown		300.00				300.00
2052	INTEGRATED FACILITY SERVICES							
I-60010156	Annual Service Agreement	R	1/04/2017			033092		
10 5-10-220-00	Maintenance-Building	1st Qtr Billing		1,620.00				1,620.00
1092	MERIDIAN WASTE SERVICES							
I-14072	Dumpsters	R	1/04/2017			033093		
10 5-40-208-00	Equipment Leasing	Dumpsters		705.20				705.20
2521	MINUTEMAN PRESS							
I-37682	Brochures	R	1/04/2017			033094		
10 5-10-242-00	Printing Expense	Brochures		380.00				380.00

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0154	MISSOURI MUNICIPAL LEAGUE							
I-200010559	2017 Advertising	R	1/04/2017			033095		
10 5-10-201-00	Community Relations	2017 Advertising		600.00				600.00
0875	MO DEPT OF REVENUE							
I-December 2016	Crime Victims Comp Fund	R	1/04/2017			033096		
10 2212	Due to State of Missouri	Crime Victims Comp F		2,500.39				2,500.39
2428	MUNICIPAL LEAGUE OF METRO ST.							
I-1/12/17	Legislative Reception (2)	R	1/04/2017			033097		
10 5-20-270-00	Training	Legislative Receptio		70.00				70.00
2066	MUSICAL PRODUCTIONS LTD							
I-2098	Band for Concert Series	R	1/04/2017			033098		
10 5-40-351-00	Concert Series	Band for Concert Ser		2,000.00				2,000.00
1536	MUTUAL OF OMAHA							
I-000602419008	Life & Disability	R	1/04/2017			033099		
10 5-10-142-00	Insurance (Life & Disability)	Life & Disability		287.08				
10 5-20-142-00	Insurance (Life & Disability)	Life & Disability		28.02				
10 5-30-142-00	Insurance (Life & Disability)	Life & Disability		90.20				
10 5-40-142-00	Insurance (Life & Disability)	Life & Disability		90.90				
10 5-50-142-00	Insurance (Life & Disability)	Life & Disability		363.18				
10 5-70-142-00	Insurance (Life & Disability)	Life & Disability		220.95				
10 2050	Employee W/holding Payable	Life & Disability		548.13				1,628.46
0998	OMNI TREE SERVICE, INC.							
I-10811	Parks & Trails Maint	R	1/04/2017			033100		
10 5-40-350-01	Park Maintenance	Tree Work		3,310.00				3,310.00
0578	PILLSBURY MARKETING							
I-55846	Race Finisher Medals	R	1/04/2017			033101		
10 5-40-269-00	Supplies - Recreation	Race Finisher Medals		1,936.00				1,936.00
2370	RECDESK LLC							
I-INV-9209	RecDesk Subscription	R	1/04/2017			033102		
10 5-40-350-00	Contractual Services	RecDesk Subscription		3,480.00				3,480.00
0049	REJIS COMMISSION							
I-INV0051830	Land Data Base/Sub Escrow	R	1/04/2017			033103		
10 5-50-250-00	Internet Connection	Land Data Base		22.50				
10 5-50-350-00	Contractual Services	Sub Escrow		750.00				
I-INV0051831	Sub Fee/Access	R	1/04/2017			033103		
10 5-30-250-00	Internet Connection	Sub Fee/Access		226.24				998.74

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0038	RICOH USA, INC.							
I-98016461	Copier Lease	R	1/04/2017			033104		
10 5-50-208-00	Equipment Leasing	Copier Lease		694.36				
10 5-70-208-00	Equipment Leasing	Copier Lease		694.36				
I-98054609	Copier Lease	R	1/04/2017			033104		
10 5-10-208-00	Equipment Leasing	Copier Lease		629.21				2,017.93
2160	RICOH USA, INC.							
I-5046294264	Add'l Images	R	1/04/2017			033105		
10 5-10-262-00	Service Contracts/Rental	Add'l Images		115.20				115.20
1470	SESAC, INC.							
I-2017	2017 License Fee	R	1/04/2017			033106		
10 5-40-350-00	Contractual Services	2017 License Fee		793.00				793.00
0987	ST. LOUIS COUNTY TREASURER							
I-December 2016-2	STL County PD	R	1/04/2017			033107		
10 2216	Due to STL County - County PD	STL County PD		172.53				
I-December 2017-1	STL County Justice Service	R	1/04/2017			033107		
10 2215	Due to STL County DWI JS	STL County Justice S		150.97				323.50
0869	STAPLES BUSINESS ADVANTAGE							
I-8042248859	Office Supplies	R	1/04/2017			033108		
10 5-10-268-00	Supplies-Office	Office Supplies		320.84				
10 5-10-266-00	Supplies-General	Office Supplies		219.23				
10 5-50-268-00	Supplies-Office	Office Supplies		64.50				
I-8042344979	Office Supplies	R	1/04/2017			033108		
10 5-10-266-00	Supplies-General	Office Supplies		113.38				
10 5-50-268-00	Supplies-Office	Office Supplies		133.97				
10 5-50-266-00	Supplies-General	Office Supplies		95.98				947.90
0684	TREASURER- ST LOUIS COUNTY							
I-December 2016	Domestic Violence Fund	R	1/04/2017			033109		
10 2214	Due to St. Louis County	Domestic Violence Fu		701.37				701.37
0876	TREASURER- STATE OF MO							
I-December 2016	Peace Officer Training Fund	R	1/04/2017			033110		
10 2212	Due to State of Missouri	Peace Officer Traini		350.67				350.67
0932	TYLER TECHNOLOGIES, INC.							
I-025-173716-1	Bus License, Inv, FA Mdls	R	1/04/2017			033111		
10 5-10-262-00	Service Contracts/Rental	Business License		2,200.00				
I-025-176581	2017 PO/AcuCorp Maintenance	R	1/04/2017			033111		
10 5-10-262-00	Service Contracts/Rental	2017 PO/AcuCorp Main		2,656.59				4,856.59

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0704	UNITED HEALTHCARE INSURANCE CO							
I-0042340908	January Health Insurance	R	1/04/2017			033112		
10 5-10-140-00	Employee Benefits (125)	January Health Insur		6,827.23				
10 5-20-140-00	Employee Benefits (125)	January Health Insur		456.98				
10 5-30-140-00	Employee Benefits (125)	January Health Insur		2,366.74				
10 5-40-140-00	Employee Benefits (125)	January Health Insur		2,750.22				
10 5-50-140-00	Employee Benefits (125)	January Health Insur		7,779.94				
10 5-70-140-00	Employee Benefits (125)	January Health Insur		6,799.35				
10 2050	Employee W/holding Payable	January Health Insur		71.99				27,052.45
1322	VOICEPRO, INC.							
I-5479	Phone Support Agreement	R	1/04/2017			033113		
10 5-10-262-00	Service Contracts/Rental	Phone Support Agreem		4,435.00				4,435.00
2414	ZIPP EXPRESS							
I-4929-38675	Courier Service	R	1/04/2017			033114		
10 5-50-230-00	Miscellaneous	Courier Service		35.00				
10 5-10-230-00	Miscellaneous	Courier Service		31.70				66.70
0875	MO DEPT OF REVENUE							
I-T2 201612070567	STATE WITHHOLDING	R	1/04/2017			033115		
10 2130	State Withholding	STATE WITHHOLDING		2,596.00				
I-T2 201612210568	STATE WITHHOLDING	R	1/04/2017			033115		
10 2130	State Withholding	STATE WITHHOLDING		2,513.00				5,109.00
2395	ACCORD BUILDING SERVICES, LLC							
I-12288	Janitorial Service	R	1/12/2017			033116		
10 5-10-220-00	Maintenance-Building	Janitorial Service		1,205.00				
10 5-40-220-00	Maintenance - Building	Janitorial Service		172.00				
10 5-60-350-02	Contractual Cleaning	Janitorial Service		448.00				1,825.00
2101	ADB COMPANIES, INC.							
I-SUP 16-86,91,92	SUPs 16-86,91,92 Release	R	1/12/2017			033117		
20 2230	P & Z Escrow	SUPs 16-86,91,92 Rel		1,500.00				1,500.00
2106	ARAMARK UNIFORM SERVICES, INC.							
I-311939847	Mat Cleaning	R	1/12/2017			033118		
10 5-10-210-00	Facilities	ARAMARK UNIFORM SERV		184.18				
I-311965732	Mat Cleaning	R	1/12/2017			033118		
10 5-10-210-00	Facilities	Mat Cleaning		184.18				368.36
2507	SAMANTA BALLOWE							
I-12-28-16	Senior Program Flyers/Dis	R	1/12/2017			033119		
10 5-20-714-00	Senior Program	Senior Program Flyer		1,250.00				1,250.00

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0073	CHESTERFIELD MINUTEMAN							
I-37268	Barionals & Note Cards	R	1/12/2017			033120		
10 5-10-242-00	Printing Expense	Barionals & Note Car		67.00				67.00
0677	CITY OF BALLWIN							
I-27	Older Adutl Program	R	1/12/2017			033121		
10 5-40-350-00	Contractual Services	Older Adult Program		600.00				600.00
1688	COLLECTOR OF REVENUE, GREGORY							
I-T5 201610110563	CITY OF ST LOUIS EARNINGS TAX	R	1/12/2017			033122		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		72.59				
I-T5 201610260564	CITY OF ST LOUIS EARNINGS TAX	R	1/12/2017			033122		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		72.59				
I-T5 201611090565	CITY OF ST LOUIS EARNINGS TAX	R	1/12/2017			033122		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		73.56				
I-T5 201611220566	CITY OF ST LOUIS EARNINGS TAX	R	1/12/2017			033122		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		72.59				
I-T5 201612070567	CITY OF ST LOUIS EARNINGS TAX	R	1/12/2017			033122		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		82.89				
I-T5 201612210568	CITY OF ST LOUIS EARNINGS TAX	R	1/12/2017			033122		
10 2132	City of St. Louis Tax	CITY OF ST LOUIS EAR		72.59				446.81
0423	COMMERCE BANK							
I-100146	Holiday Party	R	1/12/2017			033123		
10 5-10-264-00	Meetings & Special Events	Holiday Party		1,818.00				
I-122324	Linked IN Marketing	R	1/12/2017			033123		
10 5-10-201-00	Community Relations	Linked IN Marketing		59.99				
I-12575	Facebook Marketing	R	1/12/2017			033123		
10 5-10-201-00	Community Relations	Facebook Marketing		40.00				
I-143596	Ink for Mail Machine	R	1/12/2017			033123		
10 5-10-268-00	Supplies-Office	Ink for Mail Machine		235.00				
I-145782	Holiday Party Gift Cards Big B	R	1/12/2017			033123		
10 5-10-264-00	Meetings & Special Events	Holiday Party Gift C		50.00				
I-187863	Lunch Meeting Econ Dev	R	1/12/2017			033123		
10 5-10-201-00	Community Relations	Lunch Meeting Econ D		51.68				
I-200156	Holiday Party Gift Cards Llywe	R	1/12/2017			033123		
10 5-10-264-00	Meetings & Special Events	Holiday Party Gift C		40.00				
I-219999	Chamber Holiday Lunch	R	1/12/2017			033123		
10 5-10-270-00	Training	Chamber Holiday Lunc		25.00				
I-226614	Writing Workshop Lunch	R	1/12/2017			033123		
10 5-20-714-00	Senior Program	Writing Workshop Lun		123.78				
I-242936	Greeting Card	R	1/12/2017			033123		
10 5-10-201-00	Community Relations	Greeting Card		3.77				
I-255308	Holiday Party	R	1/12/2017			033123		
10 5-10-262-00	Service Contracts/Rental	Holiday Party		73.50				
I-323745	Brochures	R	1/12/2017			033123		
10 5-10-201-00	Community Relations	Brochures		150.00				
I-347045	Econ Dev Brochures	R	1/12/2017			033123		

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0423	COMMERCE BANK CONT							
I-347045	Econ Dev Brochures	R	1/12/2017			033123		
10 5-10-201-00	Community Relations	Econ Dev Brochures		244.50				
I-355657	Lunch Meeting Jaquin/Thomas	R	1/12/2017			033123		
10 5-10-201-00	Community Relations	Lunch Meeting Jaquin		43.14				
I-368379	Panera Gift Cards WFCG	R	1/12/2017			033123		
10 5-50-740-00	Planning Commission	Panera Gift Cards		100.00				
I-379951	Holiday Party Gift Cards B&B	R	1/12/2017			033123		
10 5-10-264-00	Meetings & Special Events	Holiday Party Gift C		40.00				
I-441606	No Parking Signs	R	1/12/2017			033123		
10 5-40-266-00	Supplies-General	No Parking Signs		670.00				
I-460138	Holiday Party Gift Cards Paner	R	1/12/2017			033123		
10 5-10-264-00	Meetings & Special Events	Holiday Party Gift C		40.00				
I-50329	Coffee w/Mayor	R	1/12/2017			033123		
10 5-20-264-00	Meetings & Special Events	Coffee w/Mayor		112.32				
I-535294	Holiday Party Gift Cards Starb	R	1/12/2017			033123		
10 5-10-264-00	Meetings & Special Events	Holiday Party Gift C		40.00				
I-554817	RECon Convention Airfare	R	1/12/2017			033123		
10 5-10-274-00	Travel	RECon Convention Air		439.70				
I-600052	Employee Meeting Lunch	R	1/12/2017			033123		
10 5-10-262-00	Service Contracts/Rental	Employee Meeting Lun		442.00				
I-620891	BC Project Mgmt Software	R	1/12/2017			033123		
10 5-50-350-00	Contractual Services	BC Project Mgmt Soft		50.00				
I-675568	Training - Jacquin	R	1/12/2017			033123		
10 5-10-270-00	Training	Training - Jacquin		95.00				
I-703338	Holiday Party Supplies	R	1/12/2017			033123		
10 5-10-264-00	Meetings & Special Events	Holiday Party Suppli		26.87				
I-70735	Camera & Printer	R	1/12/2017			033123		
10 5-50-293-00	Computer System Under $5K	Camera & Printer		269.98				
I-769536	Holiday Party Gift Cards Walg	R	1/12/2017			033123		
10 5-10-264-00	Meetings & Special Events	Holiday Party Gift C		30.00				
I-796666	AT&T Booster	R	1/12/2017			033123		
10 5-10-293-00	Computer System Under $5K	AT&T Booster		699.99				
I-810798	Holiday Party Supplies	R	1/12/2017			033123		
10 5-10-264-00	Meetings & Special Events	Holiday Party Suppli		39.63				
I-856300	Adobe Monthly Fee	R	1/12/2017			033123		
10 5-50-293-00	Computer System Under $5K	Adobe Monthly Fee		139.98				
I-888740	Holiday Party Supplies	R	1/12/2017			033123		
10 5-10-264-00	Meetings & Special Events	Holiday Party Suppli		100.84				
I-9076	Holiday Party	R	1/12/2017			033123		
10 5-10-264-00	Meetings & Special Events	Holiday Party		218.55				
I-953279	Mini Bulbs & Tape	R	1/12/2017			033123		
10 5-50-230-00	Miscellaneous	Mini Bulbs & Tape		20.47				6,533.69

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VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0809	DATAMAX							
I-1337947	Copier Base Charge	R	1/12/2017			033126		
10 5-10-262-00	Service Contracts/Rental	Copier Base Charge		112.00				112.00
0961	DELTA DENTAL OF MISSOURI							
I-2017-01	January Dental Insurance	R	1/12/2017			033127		
10 5-10-140-00	Employee Benefits (125)	January Dental Insur		528.10				
10 5-20-140-00	Employee Benefits (125)	January Dental Insur		57.68				
10 5-30-140-00	Employee Benefits (125)	January Dental Insur		173.04				
10 5-40-140-00	Employee Benefits (125)	January Dental Insur		173.05				
10 5-50-140-00	Employee Benefits (125)	January Dental Insur		743.41				
10 5-70-140-00	Employee Benefits (125)	January Dental Insur		637.00				2,312.28
1914	DODGE MOVING & STORAGE, INC.							
I-M2003T	December Storage & Delivery	R	1/12/2017			033128		
10 5-10-211-00	Records Storage	December Storage & D		123.60				123.60
1194	DOGWOOD PROMOTIONS, INC.							
I-6062	Frozen Feet Awards	R	1/12/2017			033129		
10 5-40-269-00	Supplies - Recreation	Frozen Feet Awards		2,442.00				2,442.00
2523	CHRISTINA EVANS							
I-d-6	Refund Garden Dep Plot D-6	R	1/12/2017			033130		
20 2230	P & Z Escrow	Refund Garden Dep Pl		25.00				25.00
1672	FIDLAR TECHNOLOGIES INC.							
I-0450686-IN	Larado Use December	R	1/12/2017			033131		
10 5-50-350-00	Contractual Services	Larado Use December		100.00				100.00
0321	TERRI GASTON							
I-Jan 2017	Wellness Reimb Jan 2017	R	1/12/2017			033132		
10 5-10-204-00	Dues/Memberships	Wellness Reimb Jan 2		35.00				
I-June-Dec 2016	Wellness Reimb June-Dec 2016	R	1/12/2017			033132		
10 5-10-204-00	Dues/Memberships	Wellness Reimb June-		245.00				280.00
2019	GENERAL CODE LLC							
I-GC00100789	ECode Maintenance	R	1/12/2017			033133		
10 5-20-330-00	Codification Costs	ECode Maintenance		1,195.00				1,195.00
2222	GO2 PARTNERS							
I-481418	Court Folders	R	1/12/2017			033134		
10 5-30-242-00	Printing Expense	Court Folders		47.58				47.58

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2054	ILLIG DESIGN, INC.							
I-110	Holiday Decor	R	1/12/2017			033135		
17 5-40-490-05	Great Streets Project	Holiday Decor		1,800.00				1,800.00
0187	MACA - MISSOURI ASSOCIATION FO							
I-2017	Membership Fees Reust/Rechtin	R	1/12/2017			033136		
10 5-30-204-00	Dues/Memberships	Membership Fees Reus		120.00				120.00
1816	MISSOURI DEPT OF PUBLIC SAFETY							
I-E17-78017	Certificate Fee	R	1/12/2017			033137		
10 5-10-220-00	Maintenance-Building	Certificate Fee		25.00				25.00
0898	MISSOURI LAWYERS MEDIA							
I-743074253	Public Notice	R	1/12/2017			033138		
10 5-20-244-00	Public Notices	Public Notice		92.80				
I-743082676	Public Hearing Notice	R	1/12/2017			033138		
10 5-50-244-00	Public Notices	Public Hearing Notic		116.00				208.80
0154	MISSOURI MUNICIPAL LEAGUE							
I-200010615	MML Legislative Conf Garritano	R	1/12/2017			033139		
10 5-20-270-00	Training	MML Legislative Conf		130.00				
I-300006431	2017 Dues	R	1/12/2017			033139		
10 5-20-204-00	Dues/Memberships	2017 Dues		3,951.70				4,081.70
1773	MSLACA							
I-2017	Membership Fees Reust/Rechtin	R	1/12/2017			033140		
10 5-30-204-00	Dues/Memberships	Membership Fees Reus		80.00				80.00
2428	MUNICIPAL LEAGUE OF METRO ST.							
I-1-12-17	Legislative Reception Goodson	R	1/12/2017			033141		
10 5-20-270-00	Training	Legislative Receptio		35.00				
I-2017 Tuition	2017 Seminars	R	1/12/2017			033141		
10 5-20-270-00	Training	2017 Seminars		75.00				110.00
2525	KATHY NELSON							
I-B-21	Garden Plot B-21 Refund	R	1/12/2017			033142		
20 2230	P & Z Escrow	Garden Plot B-21 Ref		25.00				25.00
2524	MICHELLE O'DONNELL							
I-4/2017	Puppy Puppet Deposit	R	1/12/2017			033143		
10 5-40-269-00	Supplies - Recreation	Puppy Puppet Deposit		100.00				100.00
0145	OFFICE ESSENTIALS INC.							
I-CIV0423325	Notary Books	R	1/12/2017			033144		
10 5-10-268-00	Supplies-Office	Notary Books		13.60				
10 5-50-268-00	Supplies-Office	Notary Books		27.20				40.80

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0578	PILLSBURY MARKETING							
I-55889	Pens	R	1/12/2017			033145		
10 5-40-266-00	Supplies-General	Pens		193.75				193.75
2039	PORTABLE WATER CLOSET, LLC							
I-13606	Facility Rental	R	1/12/2017			033146		
10 5-40-262-00	Service Contracts	Facility Rental		430.00				
10 5-40-208-00	Equipment Leasing	Facility Rental		1,285.00				1,715.00
0717	PATTI REUST							
I-1/11/2017	Jul-Dec 2016 Wellness Reimb	R	1/12/2017			033147		
10 5-10-204-00	Dues/Memberships	Jul-Dec 2016 Wellnes		210.00				210.00
2526	EDWARD REUTHER JR.							
I-c-4	Garden Plot C-4 Refund	R	1/12/2017			033148		
20 2230	P & Z Escrow	Garden Plot C-4 Refu		25.00				25.00
1864	SAM'S CLUB #6252-CHESTERFIELD							
I-3410770724045-2017	Annual Renewal	R	1/12/2017			033149		
10 5-10-204-00	Dues/Memberships	Annual Renewal		315.00				315.00
0090	SAM'S CLUB/SYNCHRONY BANK							
I-004216	Kitchen Supplies/Bandages	R	1/12/2017			033150		
10 5-10-266-00	Supplies-General	Kitchen Supplies/Ban		204.72				204.72
0865	SPECTRUM BUSINESS							
I-0172781-2017	Business TV/Cable	R	1/12/2017			033151		
10 5-60-285-00	Utilities - Cable TV	Business TV/Cable		66.98				
10 5-10-250-00	Internet Connection	Business TV/Cable		190.46				257.44
0468	ST LOUIS COUNTY TREASURER							
I-92785	Water Testing	R	1/12/2017			033152		
10 5-50-350-00	Contractual Services	Water Testing		60.00				60.00
0785	ST. LOUIS POST-DISPATCH							
I-T2181017	Old State/Ridge Rd Walk Bid	R	1/12/2017			033153		
17 5-40-480-47	Future Trail Dev Construction	Old State/Ridge Rd W		1,504.86				1,504.86
1886	ST. LOUIS POST-DISPATCH							
I-1/1/17	Subscription	R	1/12/2017			033154		
10 5-10-246-00	Publications	Subscription		60.00				60.00
0869	STAPLES BUSINESS ADVANTAGE							
I-8042527212	Office Supplies	R	1/12/2017			033155		
10 5-10-268-00	Supplies-Office	Office Supplies		125.17				125.17

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1133	TECH ELECTRONICS, INC.							
I-I170101036	Central Monitoring	R	1/12/2017			033156		
10 5-10-220-00	Maintenance-Building	Central Monitoring		300.00				300.00
0010	RYAN S. THOMAS							
I-4th Qtr 2016	Travel Reimbursement	R	1/12/2017			033157		
10 5-10-274-00	Travel	Travel Reimbursement		169.88				169.88
1301	THREE FRENCH HENS							
I-1/12/2017	Reimb Dup Pmnt BBQ Fireworks	R	1/12/2017			033158		
10 4-07-985-00	Parks & Recreation Revenue	Reimb Dup Pmnt BBQ F		5,000.00				5,000.00
2527	RINEHART VALERIE							
I-GP 16-007	GP 16-007 Refund	R	1/12/2017			033159		
20 2230	P & Z Escrow	GP 16-007 Refund		1,000.00				1,000.00
1430	WILL ELECTRONICS, INC.							
I-9900742-IN	Alarm	R	1/12/2017			033160		
10 5-10-220-00	Maintenance-Building	Alarm		300.00				300.00
0539	WINDSTREAM							
I-15823463	Phone Service	R	1/12/2017			033161		
10 5-10-282-00	Utilities-Telephone	Phone Service		172.21				
10 5-20-282-00	Utilities-Telephone	Phone Service		57.40				
10 5-30-282-00	Utilities-Telephone	Phone Service		57.40				
10 5-40-282-00	Utilities-Telephone	Phone Service		76.54				
10 5-50-282-00	Utilities-Telephone	Phone Service		258.31				
10 5-70-282-00	Utilities-Telephone	Phone Service		162.65				784.51
2386	ED ZACHEIS							
I-A-4	Garden Plot A-4 Refund	R	1/12/2017			033162		
20 2230	P & Z Escrow	Garden Plot A-4 Refu		25.00				25.00
2414	ZIPP EXPRESS							
I-4929-39146	Courier Service	R	1/12/2017			033163		
10 5-10-230-00	Miscellaneous	Courier Service		25.10				25.10
2528	ALPINE HOMES & REMODELING LLC							
I-SUP 16-109	SUP 2016-109 Release	R	1/19/2017			033164		
20 2230	P & Z Escrow	SUP 2016-109 Release		500.00				500.00
2232	COCA-COLA REFRESHMENTS							
I-3838139611	Refreshments	R	1/19/2017			033165		
10 5-40-269-00	Supplies - Recreation	Refreshments		361.20				361.20

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2533	DAN VOGEL							
I-1/18/2017	Frozen Feet Trail Run Refund	R	1/19/2017			033166		
10 4-07-985-00	Parks & Recreation Revenue	Frozen Feet Trail Ru		35.00				35.00
0019	EXXONMOBIL BUSINESS							
I-7187859210156583	City Vehicle Fuel	R	1/19/2017			033167		
10 5-50-224-00	Maintenance-Vehicles	City Vehicle Fuel		253.29				
10 5-70-224-00	Maintenance-Vehicles	City Vehicle Fuel		345.52				598.81
2530	LESA JASINSKI							
I-1/19/2017	Frozen Feet Trail Run Refund	R	1/19/2017			033168		
10 4-07-985-00	Parks & Recreation Revenue	Frozen Feet Trail Ru		35.00				35.00
1793	LIBERTY OFFICE PRODUCTS							
I-506464	Office Supplies	R	1/19/2017			033169		
10 5-10-268-00	Supplies-Office	Office Supplies		216.01				216.01
1076	MINUTEMAN PRESS							
I-37234	Business Cards - J Jacquin	R	1/19/2017			033170		
10 5-10-242-00	Printing Expense	Business Cards - J J		83.00				
I-37284	Rush Fee	R	1/19/2017			033170		
10 5-10-242-00	Printing Expense	Rush Fee		50.00				
I-37307	Ink Stamp Refills	R	1/19/2017			033170		
10 5-10-242-00	Printing Expense	Ink Stamp Refills		48.00				181.00
2531	MISSOURI ECONOMIC DEVELOPMENT							
I-1/19/2017	Membership Dues	R	1/19/2017			033171		
10 5-10-204-00	Dues/Memberships	Membership Dues		550.00				550.00
0898	MISSOURI LAWYERS MEDIA							
I-11236593	Bid Request	R	1/19/2017			033172		
10 5-70-244-00	Public Notices	Bid Request		65.80				65.80
0145	OFFICE ESSENTIALS INC.							
I-CIV0424888	Flag	R	1/19/2017			033173		
10 5-10-268-00	Supplies-Office	Flag		39.88				
I-CIV0453590	Office Supplies	R	1/19/2017			033173		
10 5-10-268-00	Supplies-Office	Office Supplies		35.87				
I-CIV0455412	Calculator - Public Works	R	1/19/2017			033173		
10 5-70-268-00	Supplies-Office	Calculator - Public		149.27				225.02
2529	PAUL JACOBY							
I-Plot D-14	Garden Plot Deposit Refund	R	1/19/2017			033174		
20 2230	P & Z Escrow	Garden Plot Deposit		25.00				25.00

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2160	RICOH USA, INC.							
I-5046426616	Mail Room Copier	R	1/19/2017			033175		
10 5-10-262-00	Service Contracts/Rental	Mail Room Copier		1,504.28				1,504.28
0166	SCI ENGINEERING, INC.							
I-1/18/2017	Subdivision Maint Escrow	R	1/19/2017			033176		
20 2261	Homestead Estates Escrow	Subdivision Maint Es		17,334.28				17,334.28
0853	ST LOUIS COUNTY TREASURER							
I-92950	Prisoner Housing	R	1/19/2017			033177		
10 5-30-243-00	Prisoner Expense	Prisoner Housing		300.00				300.00
0869	STAPLES BUSINESS ADVANTAGE							
I-8042615795	Office Supplies	R	1/19/2017			033178		
10 5-10-268-00	Supplies-Office	Office Supplies		393.32				
10 5-10-266-00	Supplies-General	Office Supplies		1.00				394.32
2532	WYATT MORRIS							
I-Plot F-8	Garden Plot Deposit Refund	R	1/19/2017			033179		
20 2230	P & Z Escrow	Garden Plot Deposit		25.00				25.00
2414	ZIPP EXPRESS							
I-4929-39315	Courier Service	R	1/19/2017			033180		
10 5-50-230-00	Miscellaneous	Courier Service		35.00				35.00
1564	AUTHORIZED ELECTRIC CO.							
I-10057	Repair Street Lights	R	1/23/2017			033181		
10 5-70-276-00	Traffic Signals/Street Lights	Replace Street Light		300.00				300.00
1135	BEELMAN LOGISTICS LLC							
I-523501	Salt 2016	R	1/23/2017			033182		
10 5-70-350-33	Snow-Salt	Salt 2016		476.29				
I-524470	Salt 2016	R	1/23/2017			033182		
10 5-70-350-33	Snow-Salt	Salt 2016		2,049.49				
I-525320	Salt 2016	R	1/23/2017			033182		
10 5-70-350-33	Snow-Salt	Salt 2016		802.07				
I-525321	Salt 2016	R	1/23/2017			033182		
10 5-70-350-33	Snow-Salt	Salt 2016		1,064.44				
I-525322	Salt Delivery 2016	R	1/23/2017			033182		
10 5-70-350-33	Snow-Salt	Salt Delivery 2016		1,494.23				
I-525322-1	Salt 2016	R	1/23/2017			033182		
10 5-70-350-33	Snow-Salt	Salt 2016		87.99				
I-525323	Salt Delivery 2016	R	1/23/2017			033182		
10 5-70-350-33	Snow-Salt	Salt Delivery 2016		809.65				6,784.16

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1753	BOB OTTO STRIPING, INC.							
I-7000	Pavement Marking	R	1/23/2017			033183		
10 5-70-350-27	St Maint-Pavement Marking	Pavement Marking		1,554.00				1,554.00
0198	CITY OF CHESTERFIELD							
I-IN085237-58	Salt	R	1/23/2017			033184		
10 5-70-350-33	Snow-Salt	Salt		29,495.66				
I-IN085237-58-1	Salt 2016	R	1/23/2017			033184		
10 5-70-350-33	Snow-Salt	Salt		1,682.68				
I-IN164420-50	Salt 2016	R	1/23/2017			033184		
10 5-70-350-33	Snow-Salt	Salt		22,022.55				53,200.89
1591	CLEN INDUSTRIES, INC							
I-21118	Signs	R	1/23/2017			033185		
10 5-70-350-55	Traffic Control-Signs	Signs		907.79				907.79
0759	COCHRAN							
I-14161	Ped Bridge Over 100	R	1/23/2017			033186		
17 5-40-480-33	Ped Brg over 100 Eath. Des/Eng	Ped Bridge Over 100		3,638.75				
I-14163	Fox Creek Bridge	R	1/23/2017			033186		
18 5-70-470-63	Fox Crk Brdg #336 Repl Const	Fox Creek Bridge		3,025.01				
I-3914	Design Work	R	1/23/2017			033186		
18 5-70-480-21	Other Engineering Services	Design Work		403.00				
I-3915	Design Work	R	1/23/2017			033186		
18 5-70-480-21	Other Engineering Services	Design Work		604.50				
I-3929	Design Work	R	1/23/2017			033186		
18 5-70-480-21	Other Engineering Services	Design Work		2,037.85				9,709.11
0996	DOWCO ENTERPRISES, INC.							
I-110932	AP Fertilization 5	R	1/23/2017			033187		
10 5-40-350-01	Park Maintenance	AP Fertilization 5		121.57				
I-117273	OP Fertilization 6	R	1/23/2017			033187		
10 5-40-350-01	Park Maintenance	OP Fertilization 6		111.08				
I-117274	New College Fertilization 6	R	1/23/2017			033187		
10 5-70-350-05	ROW Landscaping	New College Fertiliz		55.59				
I-117275	Taylor Median Fertilization 6	R	1/23/2017			033187		
10 5-70-350-05	ROW Landscaping	Taylor Median Fertil		104.11				
I-117999	AP Fertilization 6	R	1/23/2017			033187		
10 5-40-350-01	Park Maintenance	AP Fertilization 6		118.20				
I-120120	New College Fertilization 7	R	1/23/2017			033187		
10 5-70-350-05	ROW Landscaping	New College Fertiliz		55.00				
I-120121	OP Fertilization 7	R	1/23/2017			033187		
10 5-40-350-01	Park Maintenance	OP Fertilization 7		107.00				
I-120122	Taylor Median Fertilization 7	R	1/23/2017			033187		
10 5-70-350-05	ROW Landscaping	Taylor Median Fertil		103.00				
I-120124	AP Fertilization 7	R	1/23/2017			033187		
10 5-40-350-01	Park Maintenance	AP Fertilization 7		114.00				889.55

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1863	PAUL R. ELLSWORTH							
I-INV-30	R.O.W Animal Removal	R	1/23/2017			033188		
10 5-70-350-01	ROW Animal Removal	Animal Removal		4,040.00				4,040.00
2063	FONTANA CONTRACTING, INC.							
I-16924	Crack & Joint Sealing	R	1/23/2017			033189		
10 5-70-350-21	St Maint-Crack & Joint SealingCrack & Joint Sealin			47,640.00				47,640.00
0654	GAEHLE CONTRACTING INC.							
I-10719	Landscaping	R	1/23/2017			033190		
10 5-70-350-05	ROW Landscaping	Cut Back Dead Flower		910.00				
I-10720	Asphalt Pavement Resurfac	R	1/23/2017			033190		
18 5-70-490-01	Asphalt Pavement Resurfacing	Install Dirt		2,135.00				
I-10721	Snow & Ice Removal	R	1/23/2017			033190		
10 5-70-350-31	Snow and Salt Removal	Snow & Ice Removal		3,632.50				
I-10722	Snow & Ice Removal	R	1/23/2017			033190		
10 5-70-350-31	Snow and Salt Removal	Snow & Ice Removal		6,800.00				
I-10723	Asphalt Pavement Resurfac	R	1/23/2017			033190		
18 5-70-490-01	Asphalt Pavement Resurfacing	Install Dirt		5,785.05				
I-10724	Parks Maintenance	R	1/23/2017			033190		
10 5-40-350-01	Park Maintenance	Clean Trash		440.00				
I-10726	Traffic Safety Imp	R	1/23/2017			033190		
18 5-70-460-14	Traffic Safety Improvements	Install Signs		1,681.00				
I-10727	Parks Maintenance	R	1/23/2017			033190		
10 5-40-350-01	Park Maintenance	Clean Trash		240.00				
I-10729	Parks Maintenance	R	1/23/2017			033190		
10 5-40-350-01	Park Maintenance	Trim Back Trail		540.00				
I-10730	Parks Maintenance	R	1/23/2017			033190		
10 5-40-350-01	Park Maintenance	Install Fence CP		1,339.98				
I-10731	Sidewalk Work	R	1/23/2017			033190		
17 5-40-480-38	Cap Equip/Facilities - Pur/RepSidewalk Work			4,176.97				
I-10732	Parks Maintenance	R	1/23/2017			033190		
10 5-40-350-01	Park Maintenance	Repair Fence		195.32				
I-10733	Clean Up Car Crash Debris	R	1/23/2017			033190		
10 5-70-350-22	St Street Sweeping	Clean Up Car Crash D		292.50				
I-10734	Traffic Safety Imp	R	1/23/2017			033190		
18 5-70-460-14	Traffic Safety Improvements	Install Signs		392.50				
I-10735	Tree Removal	R	1/23/2017			033190		
10 5-70-350-06	ROW Tree Removal	Cut Up Tree		130.00				
I-10736	Tree Removal	R	1/23/2017			033190		
10 5-70-350-06	ROW Tree Removal	Clean Up Tree		645.00				
I-10737	Sidewalk Work	R	1/23/2017			033190		
17 5-40-480-38	Cap Equip/Facilities - Pur/RepSidewalk Work			856.00				
I-10738	Parks Maintenance	R	1/23/2017			033190		
10 5-40-350-01	Park Maintenance	Ditch for Drainage P		949.50				
I-10739	Street Signs	R	1/23/2017			033190		
10 5-70-350-55	Traffic Control-Signs	Sign Work		78.50				
I-10740	Parks Maintenance	R	1/23/2017			033190		

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0654	GAEHLE CONTRACTING INCCONT							
I-10740	Parks Maintenance	R	1/23/2017			033190		
10 5-40-350-01	Park Maintenance	Grade Land CP		1,617.00				
I-10741	Clean Up Car Crash Debris	R	1/23/2017			033190		
10 5-70-350-22	St Street Sweeping	Clean Up Car Crash D		486.00				
I-10742	Landscaping	R	1/23/2017			033190		
10 5-70-350-05	ROW Landscaping	Weed Eat		292.50				
I-10744	Landscaping	R	1/23/2017			033190		
10 5-70-350-05	ROW Landscaping	Cut Grass Plants		615.00				
I-10745	Snow & Ice Removal	R	1/23/2017			033190		
10 5-70-350-31	Snow and Salt Removal	Snow & Ice Removal		892.00				35,122.32
0726	GERSHENSON CONSTR CO. INC							
I-CP PH2-6	Community Park PH2	R	1/23/2017			033193		
17 5-40-480-41	Community Park PH2 Const.	Community Park PH2		32,999.47				32,999.47
2440	HAMILTON WEBER LLC							
I-83371-1	Claymont Development	R	1/23/2017			033194		
10 5-10-315-00	Litigation Contingencies	Claymont Development		537.50				
I-83371-2	EPA	R	1/23/2017			033194		
10 5-10-315-00	Litigation Contingencies	EPA		1,049.44				
I-83371-3	General Matters	R	1/23/2017			033194		
10 5-10-310-00	Attorney Fees	General Matters		3,249.33				
I-83371-4	Legal Service	R	1/23/2017			033194		
10 5-10-310-00	Attorney Fees	Legal Service		2,807.45				
I-83371-5	Legislation	R	1/23/2017			033194		
10 5-10-310-00	Attorney Fees	Legislation		750.57				
I-83371-6	MVB Real Estate	R	1/23/2017			033194		
10 5-10-315-00	Litigation Contingencies	MVB Real Estate		43.16				
I-83371-7	Pool Tax Litigation	R	1/23/2017			033194		
10 5-10-315-00	Litigation Contingencies	Pool Tax Litigation		420.19				
I-83371-8	Real Estate Matters	R	1/23/2017			033194		
10 5-10-310-00	Attorney Fees	Real Estate Matters		1,335.50				
I-83371-9	Research	R	1/23/2017			033194		
10 5-10-310-00	Attorney Fees	Research		4,102.59				14,295.73
1331	HRGREEN, INC.							
I-75150001.02-3	Route 109 Ped Tunnel	R	1/23/2017			033195		
17 5-40-480-51	Rt 109 Ped Tunnel Design	Route 109 Ped Tunnel		8,435.92				8,435.92
0537	INTUITION & LOGIC, INC.							
I-161218	Wildwood Ped Bridge	R	1/23/2017			033196		
17 5-40-480-33	Ped Brg over 100 Eath. Des/Eng	Wildwood Ped Bridge		187.50				187.50

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2518	KCI CONSTRUCTION COMPANY							
I-TAP5500-680-2	Eatherton Ped Bridge	R	1/23/2017			033197		
17 5-40-480-33	Ped Brg over 100 Eath. Des/Eng	Eatherton Ped Bridge		70,108.00				70,108.00
0040	KELPE CONTRACTING, INC.							
I-8670	Snow & Ice Removal	R	1/23/2017			033198		
10 5-70-350-31	Snow and Salt Removal	Snow Removal		24,152.63				24,152.63
0043	KRUPP CONSTRUCTION INC							
I-111	Asphalt Pavement Resurf.	R	1/23/2017			033199		
18 5-70-490-01	Asphalt Pavement Resurfacing	Asphalt Pavement Res		28,314.34				
I-STP5500673-4	Fox Crk Bridge 5500-673	R	1/23/2017			033199		
18 5-70-470-63	Fox Crk Brdg #336 Repl Const	Fox Crk Bridge 5500-		75,646.03				103,960.37
1092	MERIDIAN WASTE SERVICES							
I-10033-1	Street Sweep	R	1/23/2017			033200		
10 5-70-350-22	St Street Sweeping	Street Sweep		332.50				332.50
1646	MISSOURI ONE CALL SYTEM, INC.							
I-6121104	Locates	R	1/23/2017			033201		
10 5-70-276-00	Traffic Signals/Street Lights	Locates		191.10				191.10
0998	OMNI TREE SERVICE, INC.							
I-10812	Tree Trimming	R	1/23/2017			033202		
10 5-70-350-08	ROW Tree Trimming	Tree Work		3,045.00				3,045.00
1412	TIM REINHOLD ENTERPRISES, LLC							
I-25315	Rural Internet Access	R	1/23/2017			033203		
17 5-70-480-34	Rural Internet Access	Rural Internet Acces		8,300.00				8,300.00
1928	RENE' SACKETT							
I-1/18/16	Farmers Mkt Exp Reimb	R	1/23/2017			033204		
10 5-40-736-00	Farmers Market	Farmers Mkt Exp Reim		220.00				220.00
0703	STOCK & ASSOC. CONSULTING ENGI							
I-66129	Town Ctr Parking Analysis	R	1/23/2017			033205		
17 5-40-480-07	Property Acquisitions	Town Ctr Parking Ana		175.00				175.00
1163	SWT DESIGN, INC.							
I-16897	WW West Planting Design	R	1/23/2017			033206		
19 5-10-500-09	Landscape Enhancements	WW West Planting Des		488.75				488.75
0419	T. HILL CONSTRUCTION INC							
I-3079	Shoulder Maintenance	R	1/23/2017			033207		
18 5-70-490-01	Asphalt Pavement Resurfacing	Shoulder Maintenance		16,500.00				
18 5-70-490-01	Asphalt Pavement Resurfacing	Asphalt Pavement Res		9,514.98				26,014.98

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0126	TRAFFIC CONTROL CO.							
I-0002289-IN	Foxcreek Rumble	R	1/23/2017			033208		
10 5-70-350-27	St Maint-Pavement Marking	Foxcreek Rumble		2,327.20				2,327.20
1700	TSI TECHNOLOGY SOLUTIONS							
I-721919	Locates	R	1/23/2017			033209		
10 5-70-276-00	Traffic Signals/Street Lights	Locates		220.00				
I-721996	Locates	R	1/23/2017			033209		
10 5-70-276-00	Traffic Signals/Street Lights	Locates		220.00				440.00
1097	WINNER'S POINT LANDSCAPING, IN							
I-926	Snow & Ice Removal	R	1/23/2017			033210		
10 5-70-350-31	Snow and Salt Removal	Snow & Ice Removal		1,150.00				1,150.00
2106	ARAMARK UNIFORM SERVICES, INC.							
I-311990418	Mat Cleaning	R	1/23/2017			033211		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		184.18				184.18
0410	BALLWIN SINCLAIR AUTO							
I-029250	10 Chevy Wiper Blades	R	1/23/2017			033212		
10 5-70-224-00	Maintenance-Vehicles	10 Chevy Wiper Blade		51.98				
I-029267	10 Chevy Oil Change	R	1/23/2017			033212		
10 5-70-224-00	Maintenance-Vehicles	10 Chevy Oil Change		251.65				
I-029279	Explorer Check Brakes	R	1/23/2017			033212		
10 5-70-224-00	Maintenance-Vehicles	Explorer Check Brake		30.00				333.63
1591	CLEN INDUSTRIES, INC							
I-21125	Traffic Control Signs	R	1/23/2017			033213		
10 5-70-350-55	Traffic Control-Signs	Traffic Control Sign		867.70				867.70
1647	E & E HYDRAULICS AND IND MAINT							
I-105053	Prepare Trucks for Snow	R	1/23/2017			033214		
10 5-70-350-31	Snow and Salt Removal	Prepare Trucks for S		182.36				
I-105063	Prepare Trucks for Snow	R	1/23/2017			033214		
10 5-70-350-31	Snow and Salt Removal	Prepare Trucks for S		1,382.40				
I-105453	Prepare Trucks for Snow	R	1/23/2017			033214		
10 5-70-350-31	Snow and Salt Removal	Prepare Trucks for S		500.00				2,064.76
2537	E.S. LEONARD CONTRACTING							
I-0000176	Extend Downspouts	R	1/23/2017			033215		
10 5-10-221-00	Maintenance - Grounds	Extend Downspouts		1,987.50				1,987.50
0654	GAEHLE CONTRACTING INC.							
I-10746	Parks/Trails/Gen. Maint.	R	1/23/2017			033216		
10 5-40-350-01	Park Maintenance	Clean Rockhollow Tra		2,055.00				
I-10747	Parks/Trails/Gen. Maint.	R	1/23/2017			033216		
10 5-40-350-01	Park Maintenance	Sweep Bluffview Park		548.00				
I-10748	Traffic Control Signs	R	1/23/2017			033216		

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0654	GAEHLE CONTRACTING INCCONT							
I-10748	Traffic Control Signs	R	1/23/2017			033216		
10 5-70-350-55	Traffic Control-Signs	Install New Post		78.50				
I-10749	Parks/Trails/Gen. Maint.	R	1/23/2017			033216		
10 5-40-350-01	Park Maintenance	Clean Trash		260.00				
I-10751	Misc. R.O.W.	R	1/23/2017			033216		
10 5-70-350-09	Miscellaneous ROW	Take Down Holiday De		1,215.50				
I-10752	Landscaping	R	1/23/2017			033216		
10 5-70-350-05	ROW Landscaping	Cut Down Grass Plant		460.00				
I-10753	Snow and Ice Removal	R	1/23/2017			033216		
10 5-70-350-31	Snow and Salt Removal	Snow and Ice Removal		6,420.50				
I-10756	Community Park PH2 Work	R	1/23/2017			033216		
17 5-40-480-41	Community Park PH2 Const.	Install 3 Pipe Bolla		1,357.71				
I-10757	Traffic Control Signs	R	1/23/2017			033216		
10 5-70-350-55	Traffic Control-Signs	Install Signs		194.00				
I-10758	Parks/Trails/Gen. Maint.	R	1/23/2017			033216		
10 5-40-350-01	Park Maintenance	Clean Trash		340.00				
I-10760	Parks/Trails/Gen. Maint.	R	1/23/2017			033216		
10 5-40-350-01	Park Maintenance	Trim Brush		819.00				
I-10761	Parks/Trails/Gen. Maint.	R	1/23/2017			033216		
10 5-40-350-01	Park Maintenance	Pick Up Pea Gravel B		1,203.00				
I-10762	Parks/Trails/Gen. Maint.	R	1/23/2017			033216		
10 5-40-350-01	Park Maintenance	Trim Brush		789.75				
I-10763	Traffic Control Signs	R	1/23/2017			033216		
10 5-70-350-55	Traffic Control-Signs	Install Signs		489.50				
I-10764	Parks/Trails/Gen. Maint.	R	1/23/2017			033216		
10 5-40-350-01	Park Maintenance	Install Signs		157.00				
I-10765	Community Park PH2 Work	R	1/23/2017			033216		
17 5-40-480-41	Community Park PH2 Const.	Sand & Paint Bollard		200.50				
I-10766	Traffic Control Signs	R	1/23/2017			033216		
10 5-70-350-55	Traffic Control-Signs	Install Signs		157.00				
I-10767	Community Park PH2 Work	R	1/23/2017			033216		
17 5-40-480-41	Community Park PH2 Const.	Move Boulders		143.25				
I-10768	Traffic Control Signs	R	1/23/2017			033216		
10 5-70-350-55	Traffic Control-Signs	Take Barrels to Forb		117.00				
I-10769	Barricade Road	R	1/23/2017			033216		
10 5-50-263-00	Abatements	Barricade Road		130.00				
I-10770	Parks/Trails/Gen. Maint.	R	1/23/2017			033216		
10 5-40-350-01	Park Maintenance	Pick Up Cardboard		760.50				
I-10771	Parks/Trails/Gen. Maint.	R	1/23/2017			033216		
10 5-40-350-01	Park Maintenance	Cutback Trail		351.00				
I-10772	Street Sweeping	R	1/23/2017			033216		
10 5-70-350-22	St Street Sweeping	Pick Up Trash		117.00				
I-10773	Parks/Trails/Gen. Maint.	R	1/23/2017			033216		
10 5-40-350-01	Park Maintenance	Pick Up Trash		117.00				
I-10774	Snow and Ice Removal	R	1/23/2017			033216		
10 5-70-350-31	Snow and Salt Removal	Snow and Ice Removal		5,388.00				
I-10775	Snow and Ice Removal	R	1/23/2017			033216		

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0654	GAEHLE CONTRACTING INCCONT							
I-10775	Snow and Ice Removal	R	1/23/2017			033216		
10 5-70-350-31	Snow and Salt Removal	Snow and Ice Removal		1,715.00				
I-10776	Snow and Ice Removal	R	1/23/2017			033216		
10 5-70-350-31	Snow and Salt Removal	Snow and Ice Removal		2,508.00				
I-10778	Tree Removal	R	1/23/2017			033216		
10 5-70-350-06	ROW Tree Removal	Tree Removal		253.50				
I-10779	Tree Removal	R	1/23/2017			033216		
10 5-70-350-06	ROW Tree Removal	Tree Removal		65.00				28,410.21
2536	GATEWAY REGION YMCA							
I-Nov/Dec 2016	Nov/December Dues	R	1/23/2017			033219		
10 5-10-204-00	Dues/Memberships	Nov/December Dues		268.00				268.00
1643	GO GREEN LAWN & LANDSCAPE							
I-5731	Snow and Ice Removal	R	1/23/2017			033220		
10 5-70-350-31	Snow and Salt Removal	Snow and Ice Removal		3,312.50				
I-5745	Snow and Ice Removal	R	1/23/2017			033220		
10 5-70-350-31	Snow and Salt Removal	Snow and Ice Removal		8,000.00				11,312.50
0040	KELPE CONTRACTING, INC.							
I-8702	Snow and Ice Removal	R	1/23/2017			033221		
10 5-70-350-31	Snow and Salt Removal	Snow and Ice Removal		15,041.50				
I-8703	Snow and Ice Removal	R	1/23/2017			033221		
10 5-70-350-31	Snow and Salt Removal	Snow and Ice Removal		411.00				
I-8713	Snow and Ice Removal	R	1/23/2017			033221		
10 5-70-350-31	Snow and Salt Removal	Snow and Ice Removal		15,301.50				
I-8719	Rock Hollow Trail	R	1/23/2017			033221		
17 5-40-480-47	Future Trail Dev Construction	Rock Hollow Trail		21,903.00				52,657.00
2538	DANA RANCILIO							
I-Plot A-13	Plat A-13 Garden Deposit Ref.	R	1/23/2017			033222		
20 2230	P & Z Escrow	Plat A-13 Garden Dep		25.00				25.00
0058	ST LOUIS COUNTY TREASURER-							
I-92845	Police Services	R	1/23/2017			033223		
10 5-60-350-00	Contractual Services	Police Services		264,931.75				264,931.75
0978	SUPERIORMIRROR.COM							
I-4902	Security Mirror	R	1/23/2017			033224		
10 5-70-350-55	Traffic Control-Signs	Security Mirror		162.50				162.50
0419	T. HILL CONSTRUCTION INC							
I-3078	Snow and Ice Removal	R	1/23/2017			033225		
10 5-70-350-31	Snow and Salt Removal	Snow and Ice Removal		8,850.00				
I-3081	Snow and Ice Removal	R	1/23/2017			033225		
10 5-70-350-31	Snow and Salt Removal	Snow and Ice Removal		19,980.00				28,830.00

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1301	THREE FRENCH HENS							
I-5	Holiday Decor -Streets	R	1/23/2017			033226		
17 5-40-490-05	Great Streets Project	Holiday Decor -Stree		3,347.08				3,347.08
0932	TYLER TECHNOLOGIES, INC.							
I-025-179016	Annual Maint, BL, Core, Pers,	R	1/23/2017			033227		
10 5-10-262-00	Service Contracts/Rental	Annual Maint, BL, Co		2,792.00				2,792.00
0278	WESTFALL HAULING, INC.							
I-3528	Snow & Ice Removal	R	1/23/2017			033228		
10 5-70-350-31	Snow and Salt Removal	Snow & Ice Removal		11,590.00				11,590.00
1097	WINNER'S POINT LANDSCAPING, IN							
I-927	Snow and Ice Removal	R	1/23/2017			033229		
10 5-70-350-31	Snow and Salt Removal	Snow and Ice Removal		3,277.50				3,277.50

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	147			1,011,692.00	0.00	1,011,692.00
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	10			64,489.54	0.00	64,489.54
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
10 2050	Employee W/holding Payable	1,028.52
10 2120	Federal/FICA Withholding	36,183.10
10 2130	State Withholding	5,109.00
10 2132	City of St. Louis Tax	446.81
10 2140	Plan 457 Withholding	7,757.72
10 2212	Due to State of Missouri	2,851.06
10 2214	Due to St. Louis County	701.37
10 2215	Due to STL County DWI JS	150.97
10 2216	Due to STL County - County PD	172.53
10 4-07-985-00	Parks & Recreation Revenue	5,070.00
10 5-10-120-00	FICA & Medicare	3,683.10
10 5-10-140-00	Employee Benefits (125)	7,389.83
10 5-10-142-00	Insurance (Life & Disability)	287.08

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** G/L ACCOUNT TOTALS **

G/L ACCOUNT		NAME	AMOUNT
10	5-10-201-00	Community Relations	2,443.08
10	5-10-204-00	Dues/Memberships	1,623.00
10	5-10-208-00	Equipment Leasing	629.21
10	5-10-210-00	Facilities	368.36
10	5-10-211-00	Records Storage	123.60
10	5-10-220-00	Maintenance-Building	4,817.54
10	5-10-221-00	Maintenance - Grounds	1,987.50
10	5-10-230-00	Miscellaneous	56.80
10	5-10-242-00	Printing Expense	628.00
10	5-10-246-00	Publications	60.00
10	5-10-250-00	Internet Connection	190.46
10	5-10-262-00	Service Contracts/Rental	14,442.57
10	5-10-264-00	Meetings & Special Events	2,443.89
10	5-10-266-00	Supplies-General	1,010.31
10	5-10-268-00	Supplies-Office	1,379.69
10	5-10-270-00	Training	120.00
10	5-10-274-00	Travel	609.58
10	5-10-280-00	Utilities-Electric	2,136.82
10	5-10-282-00	Utilities-Telephone	1,242.01
10	5-10-284-00	Utilities-Water	83.35
10	5-10-293-00	Computer System Under $5K	699.99
10	5-10-310-00	Attorney Fees	12,245.44
10	5-10-315-00	Litigation Contingencies	2,050.29
10	5-10-340-00	Consultant Costs	7,420.70
10	5-20-120-00	FICA & Medicare	911.44
10	5-20-140-00	Employee Benefits (125)	519.66
10	5-20-142-00	Insurance (Life & Disability)	28.02
10	5-20-204-00	Dues/Memberships	3,951.70
10	5-20-244-00	Public Notices	92.80
10	5-20-264-00	Meetings & Special Events	112.32
10	5-20-270-00	Training	310.00
10	5-20-282-00	Utilities-Telephone	57.40
10	5-20-330-00	Codification Costs	1,195.00
10	5-20-714-00	Senior Program	1,373.78
10	5-30-120-00	FICA & Medicare	1,216.65
10	5-30-140-00	Employee Benefits (125)	2,554.78
10	5-30-142-00	Insurance (Life & Disability)	90.20
10	5-30-204-00	Dues/Memberships	200.00
10	5-30-242-00	Printing Expense	47.58
10	5-30-243-00	Prisoner Expense	300.00
10	5-30-250-00	Internet Connection	226.24
10	5-30-282-00	Utilities-Telephone	57.40
10	5-40-120-00	FICA & Medicare	837.44
10	5-40-140-00	Employee Benefits (125)	2,932.27
10	5-40-142-00	Insurance (Life & Disability)	90.90
10	5-40-208-00	Equipment Leasing	1,990.20

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE:12/23/2016 THRU 1/23/2017

** G/L ACCOUNT TOTALS **

G/L	ACCOUNT	NAME	AMOUNT
10	5-40-220-00	Maintenance - Building	172.00
10	5-40-262-00	Service Contracts	430.00
10	5-40-266-00	Supplies-General	863.75
10	5-40-269-00	Supplies - Recreation	4,839.20
10	5-40-280-00	Utiliities-Electric	536.53
10	5-40-282-00	Utilities-Telephone	164.22
10	5-40-284-00	Utilities-Water	779.78
10	5-40-350-00	Contractual Services	4,873.00
10	5-40-350-01	Park Maintenance	16,603.90
10	5-40-351-00	Concert Series	3,500.00
10	5-40-715-00	Founders Day	1,500.00
10	5-40-736-00	Farmers Market	220.00
10	5-50-120-00	FICA & Medicare	4,001.10
10	5-50-140-00	Employee Benefits (125)	8,578.35
10	5-50-142-00	Insurance (Life & Disability)	363.18
10	5-50-208-00	Equipment Leasing	694.36
10	5-50-224-00	Maintenance-Vehicles	253.29
10	5-50-230-00	Miscellaneous	90.47
10	5-50-244-00	Public Notices	116.00
10	5-50-250-00	Internet Connection	22.50
10	5-50-263-00	Abatements	130.00
10	5-50-266-00	Supplies-General	179.71
10	5-50-268-00	Supplies-Office	225.67
10	5-50-282-00	Utilities-Telephone	258.31
10	5-50-293-00	Computer System Under $5K	409.96
10	5-50-350-00	Contractual Services	1,485.00
10	5-50-740-00	Planning Commission	100.00
10	5-60-285-00	Utilities - Cable TV	66.98
10	5-60-350-00	Contractual Services	264,931.75
10	5-60-350-02	Contractual Cleaning	448.00
10	5-70-120-00	FICA & Medicare	3,387.85
10	5-70-140-00	Employee Benefits (125)	7,465.85
10	5-70-142-00	Insurance (Life & Disability)	220.95
10	5-70-204-00	Dues/Memberships	484.00
10	5-70-208-00	Equipment Leasing	694.36
10	5-70-224-00	Maintenance-Vehicles	679.15
10	5-70-244-00	Public Notices	65.80
10	5-70-268-00	Supplies-Office	149.27
10	5-70-276-00	Traffic Signals/Street Lights	2,835.96
10	5-70-282-00	Utilities-Telephone	162.65
10	5-70-350-01	ROW Animal Removal	4,040.00
10	5-70-350-05	ROW Landscaping	2,595.20
10	5-70-350-06	ROW Tree Removal	1,093.50
10	5-70-350-08	ROW Tree Trimming	3,045.00
10	5-70-350-09	Miscellaneous ROW	1,215.50
10	5-70-350-21	St Maint-Crack & Joint Sealing	47,640.00

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE:12/23/2016 THRU 1/23/2017

** G/L ACCOUNT TOTALS **

G/L ACCOUNT		NAME	AMOUNT
10	5-70-350-22	St Street Sweeping	1,228.00
10	5-70-350-27	St Maint-Pavement Marking	3,881.20
10	5-70-350-31	Snow and Salt Removal	140,487.39
10	5-70-350-33	Snow-Salt	59,985.05
10	5-70-350-55	Traffic Control-Signs	3,052.49
		*** FUND TOTAL ***	749,985.24
17	5-40-480-07	Property Acquisitions	175.00
17	5-40-480-33	Ped Brg over 100 Eath. Des/Eng	73,934.25
17	5-40-480-38	Cap Equip/Facilities - Pur/Rep	5,032.97
17	5-40-480-41	Community Park PH2 Const.	34,700.93
17	5-40-480-47	Future Trail Dev Construction	23,407.86
17	5-40-480-51	Rt 109 Ped Tunnel Design	8,435.92
17	5-40-490-05	Great Streets Project	5,147.08
17	5-70-480-34	Rural Internet Access	8,300.00
		*** FUND TOTAL ***	159,134.01
18	5-70-460-14	Traffic Safety Improvements	2,073.50
18	5-70-470-63	Fox Crk Brdg #336 Repl Const	78,671.04
18	5-70-480-21	Other Engineering Services	3,045.35
18	5-70-490-01	Asphalt Pavement Resurfacing	62,249.37
		*** FUND TOTAL ***	146,039.26
19	5-10-500-09	Landscape Enhancements	488.75
		*** FUND TOTAL ***	488.75
20	2230	P & Z Escrow	3,200.00
20	2261	Homestead Estates Escrow	17,334.28
		*** FUND TOTAL ***	20,534.28

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: 1010 TOTALS:	157	1,076,181.54	0.00	1,076,181.54
BANK: 1010 TOTALS:	157	1,076,181.54	0.00	1,076,181.54

VENDOR SET: 01 City of Wildwood

BANK: 1056 TCS 2012 Bond Fund Cash

DATE RANGE:12/23/2016 THRU 1/23/2017

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0633	THE BANK OF NEW YORK MELLON TR							
I-WILDWOOD2012-16-1	Principal & Interest Payment	R	1/20/2017			001285		
15 5-10-510-00	Principal	Principal & Interest		140,000.00				
15 5-10-520-00-0	Interest Expense	Principal & Interest		9,118.75				149,118.75

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1			149,118.75	0.00	149,118.75
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
15 5-10-510-00	Principal	140,000.00
15 5-10-520-00-0	Interest Expense	9,118.75
	*** FUND TOTAL ***	149,118.75

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: 1056 TOTALS:	1	149,118.75	0.00	149,118.75
BANK: 1056 TOTALS:	1	149,118.75	0.00	149,118.75
REPORT TOTALS:	158	1,225,300.29	0.00	1,225,300.29

SELECTION CRITERIA

VENDOR SET: 01-City of Wildwood

VENDOR: ALL

BANK CODES: All

FUNDS: Exclude: 16

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999

DATE RANGE: 12/23/2016 THRU 1/23/2017

CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99

INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES

PRINT G/L: YES

UNPOSTED ONLY: NO

EXCLUDE UNPOSTED: NO

MANUAL ONLY: NO

STUB COMMENTS: NO

REPORT FOOTER: NO

CHECK STATUS: NO

PRINT STATUS: * - All